	FOR ENTIRE PLAN SET		A	BBREVIATIONS
LIMIT OF WOR	NA	LOW		FOR ENTIRE PLAN SET
LIMIT OF WOR		LOWLOW	AC	ACRES
LIMIT OF DIST	URBANCE ———	—LOD———	ADA	AMERICANS WITH DISABILITY ACT
			ARCH	ARCHITECTURAL
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ВС	BOTTOM OF CURB
	ONSITE PROPERTY LINE / R.O.W. LINE		BF	BASEMENT FLOOR
	NEIGHBORING  — PROPERTY LINE /		BK	BLOCK
	INTERIOR PARCEL LINE		BLDG	BASELINE BUILDING
	EASEMENT LINE		BLDG	BUILDING BENCHMARK
	_ SETBACK		BRL	BUILDING RESTRICTION LINE
	LINE		CF	CUBIC FEET
			CL	CENTERLINE
		T	CMP	CORRUGATED METAL PIPE
		CURB AND GUTTER	CONN	CONNECTION
	CONCRETE CURB &	SPILL TRANSITION	CONC	CONCRETE
	GUTTER	DEPRESSED CURB AND GUTTER	СРР	CORRUGATED PLASTIC PIPE
		DELINESSED CONDAIND GOTTEN	DEC	CUBIC YARDS  DECORATIVE
	UTILITY POLE		DEP	DEPRESSED
	WITH LIGHT		DIP	DUCTILE IRON PIPE
	POLE		DOM	DOMESTIC
	LIGHT		ELEC	ELECTRIC
<b>©</b>	TRAFFIC LIGHT	<b>⊙</b> €	ELEV	ELEVATION
0	UTILITY	0	EP	EDGE OF PAVEMENT
	POLE		ES	EDGE OF SHOULDER
	TYPICAL LIGHT		EW	END WALL
	ACORN		EX	EXISTING  FLARED END SECTION
<u></u>	LIGHT	*	FES FF	FLARED END SECTION FINISHED FLOOR
	TYPICAL SIGN		FH	FIRE HYDRANT
^		^	FG	FINISHED GRADE
X	PARKING COUNTS	<u>/x</u> \	G	GRADE
			GF	GARAGE FLOOR (AT DOOR)
		Tree!	GH	GRADE HIGHER SIDE OF WALL
— —170— — — 169	CONTOUR LINE	<u>190</u> 	GL	GRADE LOWER SIDE OF WALL
	SPOT		GRT	GRATE
C 516.4 OR 516.4	ELEVATIONS	TC 516.00 BC 515.55 MATCH EX (518.02 ±)	GV	GATE VALVE HIGH DENSITY
			HDPE	POLYETHYLENE PIPE
SANI	CANITARY	SAN	- HP	HIGH POINT
SAN #	SANITARY LABEL	#	HOR	HORIZONTAL
(X)	STORM	X #	HW INT	HEADWALL INTERSECTION
<u> </u>	LABEL		INV	INVERT
SL	SANITARY SEWER LATERAL	SL	LF	LINEAR FOOT
W	UNDERGROUND		LOC	LIMITS OF CLEARING
	WATER LINE		LOD	LIMITS OF DISTURBANCE
<i>E</i>	_ UNDERGROUND ELECTRIC LINE	E	LOS	LINE OF SIGHT
	UNDERGROUND	G	LP	LOW POINT
_	GAS LINE		L/S	LANDSCAPE
OH	_ OVERHEAD WIRE	——ОН ———	MAX	MAXIMUM
	_ UNDERGROUND	т	MIN	MINIMUM MANHOLE
	TELEPHONE LINE		MJ	MECHANICAL JOINT
C	UNDERGROUND CABLE LINE		ОС	ON CENTER
	- STORM		PA	POINT OF ANALYSIS
	SEWER		PC	POINT OF CURVATURE
	SANITARY SEWER MAIN	s ————————————————————————————————————	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
A	HYDRANT		PI	POINT OF INTERSECTION
~	HTUKANI	Q	POG	POINT OF GRADE
(S)	SANITARY	( <u>©</u> )	PROP	PROPOSED
	MANHOLE		- PT	POINT OF TANGENCY
(D)	STORM MANHOLE		PTCR	POINT OF TANGENCY, CURB RETURN
⊗ <sup>WM</sup>	WATER	0	PVC	POLYVINYL CHLORIDE PIPE
WV	METER		PVI	POINT OF VERTICAL
$\bowtie$	WATER VALVE	•	PVT	POINT OF VERTICAL TANGENCY
П	GAS	П	R	RADIUS
	VALVE		- RCP	REINFORCED CONCRETE PIPE
$\boxtimes$	GAS METER	$\boxtimes$	RET WALL	RETAINING WALL
			R/W	RIGHT OF WAY
	TYPICAL END SECTION		S	SLOPE
OR	HEADWALL OR ENDWALL	OR	SAN	SANITARY SEWER
_	GRATE		SF	SQUARE FEET
	INLET	<b>•</b>	STA STM	STATION STORM
<b>O</b>	CURB	<b>©</b> ⁻	S/W	SIDEWALK
<u> </u>	INLET		TBA	TO BE ABANDONED
0	CLEAN OUT	0	TBR	TO BE REMOVED
E		E	TBRL	TO BE RELOCATED
			TBV	TO BE VACATED
T	TELEPHONE MANHOLE	1	TC	TOP OF CURB
EB	ELECTRIC	ادم	TELE	TELEPHONE  TREE PROTECTION FENCE
LU	BOX	EB	TPF	TREE PROTECTION FENCE TOP OF WALL
EP	ELECTRIC PEDESTAL	EP	TYP	TYPICAL
		<u> </u>	UG	UNDERGROUND
			UP	UTILITY POLE
$\bigcirc$	MONITORING	$\bigcirc$	W	WIDE
	WELL		W/L	WATER LINE
	TEST PIT		W/M	WATER METER
•	BENCHMARK	•	±	PLUS OR MINUS
			°	DEGREE
	BORING		Ø	DIAMETER

STANDARD DRAWING LEGEND

# PRELIMINARY MINOR LAND DEVELOPMENT PLAN

DASH IN FOOD STORES INC.

**PROPOSED** 

**DASH IN (STORE #1436)** 

4.805± SF CONVENIENCE STORE WITH ASSOCIATED GASOLINE PUMP ISLANDS WITH CANOPY, A 3.485± SF CAR WASH TUNNEL WITH ACCESS DRIVEWAYS AND PARKING LOT, UTILITIES, AND STORMWATER

TAX MAP PARCEL NO.: 18-046.00-024 SOURCE OF TITLE: INSTRUMENT NO. 20020318-0025084

A. EXISTING: 18PL (PARKLAND) 180FD (SPECIAL FLOOD HAZARD AREA) B. PROPOSED ZONING: BC (GENERAL BUSINESS) WITH SPECIAL FLOOD HAZARD OVERLAY

A. HORIZONTAL DATUM IS NAVD 83.

**STANDARD** 

B. VERTICAL ELEVATIONS ARE BASED ON NAVD88. TEMPORARY BENCHMARKS SET: TBM-A: MAG NAIL SET IN CONCRETE WALK NORTH WESTERLY OF SURVEYED PROPERTY, ELEVATION =

NORTHING: 601324 5970 EASTING: 562463.8710 TBM-B: MAG NAIL SET IN CONCRETE CURB SOUTHERLY CORNER OF SURVEYED PROPERTY

ELEVATION = 61.92 NORTHING: 6000995.035 EASTING: 562440.1930

THE PROPERTY LINES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON AN ALTA/NSPS LAND TITLE

SITE AREA (EXISTING A. BUILDING COVER 28,873± SF (0.66± AC) OTHER IMPERVIOUS COVER: 108,839± SF (2.50± AC) D. OPEN AREA: 7,357± SF (0.17± AC) WETLAND AREA 3.495± SF (0.08± AC) TOTAL GROSS ACREAGE: 157,137± SF (3.61± AC) SITE AREA (PROPOSED) A. BUILDING COVER

8,290± SF (0.19± AC) . OTHER IMPERVIOUS COVER: 69,269± SF (1.59± AC) 65,102± SF (1.49± AC) . WOODED AREA: 8,573± SF (.20± AC) WFTI AND ARFA DELDOT R.O.W DEDICATION 2,407SF (0.06± AC) G. TOTAL GROSS ACREAGE:

B. PROPOSED: COMMERCIAL RETAIL AREA REGULATIONS: 1.0 AC. MIN. PARKING RATIONALE:

A FXISTING: HOTEL

A. REQUIRED PARKING: 1 PER 200SF (SALES AREA ON GROUND FLOOR) (28 SPACES)+ 1 PER 1 EMPLOYEES (12 SPACES) = 40 SPACES B. PROPOSED PARKING: 45 SPACES (EXCLUDING AIR VAC SP; INCLUDING 3 ADA SP)

PROJECTED SANITARY SEWER FLOW DATA: AVERAGE AND PEAK FLOWS TO BE PROVIDED ACREAGE OF PROPOSED DISTURBANCE: 3.27± AC

a. WATER SUPPLY: CITY OF NEWARK. THE CITY OF NEWARK OWNS THE WATER MAIN AND SERVICE CONNECTION UP TO THE SHUT OFF VALVE, LOCATED AT THE PROPERTY LINE, THE CITY OF NEWARK HAS OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THE WATER METER. THI WATER METER PIT OR VAULT, ON SITE WATER MAIN AND SERVICE LINES, ARE TO BE OWNED ANI MAINTAINED BY THE PROPERTY OWNER.

b. SANITARY SEWER: CITY OF NEWARK, SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH AND THE CITY OF NEWARK.

c. STORM DRAINAGE: CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES d. STORM DRAINAGE SYSTEM, STORMWATER MANAGEMENT FACILITIES, ETC.) SHALL BE PRIVATELY OWNED AND MAINTAINED DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DELAWARE SEDIMENT AND STORMWATER MANAGEMENT REGULATIONS DATED FEBRUARY 2019 OR AS LATER AMENDED, INCLUDING THE e. ELECTRIC: CITY OF NEWARK, SUBJECT TO THE CITY'S APPROVAL.

OWNER OF RECORD DAVE CANTERA

ADDRESS:2301 N. DUPONT HIGHWAY NEW CASTLE DE. 19720 PHONE:(302) 383-9705 MONUMENTATION:

D. EXISTING: 5 E. PROPOSED: 0 FIRE HYDRANTS: A. EXISTING: 1

B. PROPOSED: NO DEBRIS SHALL BE BURIED ON-SITE. REFUSE COLLECTION WILL BE HANDLED PRIVATELY ALL FIRE LANES FIRE HYDRANTS FIRE DEPARTMENT CONNECTIONS SPRINKLERS STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.

ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE SUBDIVISION AND LAND DEVELOPMENT. SUCH UTILITIES SHALL

BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE CITY OF NEWARK THAT UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.

10003C0130K, EFFECTIVE DATE 1/22/2020, THIS SITE FALLS WITHIN ZONE AE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO 10003C0140K, EFFECTIVE DATE 1/22/2020, THIS SITE FALLS WITHIN ZONE AE. WETLANDS LOCATED OUTSIDE OF PROPOSED IMPROVEMENTS. WETLANDS INCLUDED IN DELDOT CIF PROJECT TO BE IMPROVED BY DELDOT.

BULK REQUIREMENTS: ORDINANCE SECTION ALLOWED/REQUIRED PROVIDED 154,638± SF A. LOT AREA 24,000 S.F. 3.55± AC (TOTAL) MIN. BUILDING SETBACK FRONT SETBACK 32-19(a)(2)(a) 41.3' REAR SETBACK 32-19(D)(6) PARKING REQUIREMENTS 1 PER 200 SF OF FLOOR AREA 32-45 (Table: 1) USED OR DESIGNED FOR SALES ON GROUND FLOOR 1 PER 1 EMPLOYE 32-45(Table 1) +12 SP. (12 EMPLOYEES ANTICIPATED 45 SP (EXCLUDES TOTAL 40 SP. 3 ADA SPACES WHEN TOTAL 3 (INCL. 2 VAN PER ADA GUIDELINES **PARKING** = 51-75 ACCESSIBLE) > 5,000 SF OF LOADING SPACES C-STORE FLOOR AREA = 032-47(i) MIN. PARKING SPACE DIMENSIONS 9' X 18' 10' X 20' 1 SPACE PER 5 OFF 27-APPENDIX II (h)(1) BICYCLE REQUIREMENTS STREET PARKING 10 SPACES SPACES = 9 SPACES 32-19(d)(2) MAX. LOT COVERAGE 42.9% 32-19(b)(1)(c) . MIN. LOT WIDTH 1 STORY 32-19(d)(4) I. MAX. BUILDING HEIGHT 3 STORIES OR 35'

BUILDING, 25'±

LOCATION OF SITE 1110 S. COLLEGE AVE **NEWARK**, **DE 19713 NEW CASTLE COUNTY** TM: 18-046.00-024



**LOCATION MAP** 

SCALE:1" = 800' PLAN REFERENCE:

OWNER 2301 N. DUPONT HIGHWAY NEW CASTLE DELAWARE, 19720 Copyright: 2023 Nearmap, HERE DEVELOPER/APPLICANT **EQUITABLE OWNER** 

> ASH IN FOOD STORES, IN CONTACT: JASON BELT

PREPARED BY



**CONTACT: CORY TIESTE** 

IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJE RK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIV IE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN IRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITU EPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AN

## REFERENCES **AND CONTACTS**

**♦BOUNDARY & TOPOGRAPHIC SURVEY:** CONTROL POINT ASSOCIATES. INC 30 INDEPENDENCE BLVD., SUITE 100 JOB # /SURVEY JOB #: 05-220315-00 **ELEVATIONS: NAVD 1988** 

◆ARCHITECTURAL PLAN: DESIGN RWL. LLC PHONE: (435) 764-2607 DATED: 07/11/223

♦ARCHITECTURAL PLAN: BCT DESIGN GROUP PHONE: (410) 837-2727 DATED: 03/16/2023

**♦**ARCHITECTURAL PLAN:

PHONE: (704) 893-3744 **GOVERNING AGENCIES** 

**♦ CITY OF NEWARK** NEWARK, DE 19711 PHONE: (435) 366-7000 ◆ DELDOT

800 S BAY RD **DOVER. DE 19901** PHONE: (302) 760-2080

285 BEISER BLVD **DOVER DE 19904** PHONE: (302) 739-9921

♦ FEMA/LOMR CLEARINGHOUSE 3601 EISENHOWER AVENUE

SUITE 500

**ALEXANDRIA, VA 22304-6426** PHONE: (877) 336-2627 **♦ FIRE MARSHAL** FIRE PROTECTION AND SAFETY

> UTILITIES **♦ SANITARY SEWER**

CITY OF NEWARK 220 SOUTH MAIN STREE NEWARK, DE 19711 PHONE: (302) 366-7000

220 SOUTH MAIN STREET

NEWARK. DE 19702-2426

PHONE: (302) 366-7000

**♦**WATER CITY OF NEWARK 220 SOUTH MAIN STREET NEWARK, DE 19711 PHONE: (302) 366-7000

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED

- ALL CONSTRUCTION SHALL BE PER MOST CURRENT CITY OF NEWARK STANDARDS AND SPECIFICATIONS, BUILDING CODE AND FIRE CODE.

- 5. ALL ON-SITE STORM SEWER AND SANITARY SEWER IS PRIVATE. ON-SITE MANHOLES SHALL NOT HAVE "NEWARK" ANYWHERE ON THE LID.
- 6. UNUSED WATER AND SEWER SERVICES SHALL BE TERMINATED AT THE UTILITY MAIN UNLESS A MORE SUITABLE LOCATION IS DETERMINED BY THE PUBLIC WORKS WATER RESOURCE DEPARTMENT DURING
- THE BUILDING. THE METER ROOM SHALL BE READILY ACCESSIBLE TO THE CITY OF NEWARK. A  $\frac{1}{4}$  TURN LOCKING BALL VALVE SHALL BE LOCATED IMMEDIATELY ON BOTH SIDES OF THE METER. DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF THE METERS AND THE METER PITS. THE CITY WILL DETERMINE THE SIZE OF THE METERS IN COORDINATION WITH THE DEVELOPER METER PITS.
- METER PITS FOR WATER METERS 1" AND UNDER SHALL BE MUELLER THERMAL-COIL, 42" DEPTH WITH INTEGRAL DUAL CHECK VALVE, AND 4" INSULATION PAD. THE LIDS FOR ALL METER PITS SHALL BE H-20 RATED UNI ESS OTHERWISE APPROVED

SHALL BE MUELLER THERMAL-COIL METER PITS IN ACCORDANCE WITH THE LATEST CITY OF NEWARK

- 10.  $\,$  THE DEVELOPER SHALL PAY FEES ASSOCIATED WITH THE NEW WATER METER PRIOR TO ISSUANCE OF 11. THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL TRANSMISSION
- EQUIPMENT SHOULD THE PROPOSED BUILDING NEGATIVELY AFFECT THE PERFORMANCE OF THE CITY'S WIRELESS METER READING SYSTEM 12. AN 'APPROVAL TO CONSTRUCT' WILL BE REQUIRED FROM THE DEPARTMENT F PUBLIC HEALTH OFFICE OF DRINKING WATER. A COPY OF THE APPROVED PERMIT SHALL BE FURNISHED TO THE CITY PRIOR TO
- 13. AN 'APPROVAL TO OPERATE' FROM THE DEPARTMENT OF PUBLIC HEALTH SHALL BE PROVIDED TO THE CITY PRIOR TO THE USE OF ANY DOMESTIC WATER OR ISSUANCE OF ANY CERTIFICATE OF
- 14. DEVELOPER SHALL PROVIDE A SET OF WATER SYSTEM DRAWINGS IN ACCORDANCE WITH THE STATE
- DEPARTMENT OF HEALTH DRINKING WATER STANDARDS FOR THEIR REVIEW AND APPROVAL. 15. ALL WATER VALVES SHALL BE MUELLER UNLESS OTHERWISE APPROVED BY THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT
- 16. THE DEVELOPER SHALL PAY THE SEWAGE TREATMENT PLANT (STP) FEE PRIOR TO RECEIVING A 17. ANY SANITARY SEWER LATERALS PROPOSED TO BE REUSED SHALL BE VISUALLY INSPECTED (TELEVISED) BY THE DEVELOPER AND APPROVED FOR THE RE-USE BY THE PUBLIC WORKS AND WATE RESOURCE DEPARTMENT. CONTACT SHAWN GEALY, WATER AND WASTEWATER INSPECTOR, AT
- 302-229-1396 A MINIMUM OF 48 HOURS IN ADVANCE OF THE CCTV WORK AND PROVIDE A DIGITAL COP TOT HE PUBLIC WORKS AND WATER RESOURCE DEPARTMENT 18. THE DNREC 'CONSTRUCTION OF WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS' PERMIT
- WILL BE REQUIRED AND SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL (REQUIRED FOR PROJECTS THAT GENERATE MORE THAN 2000 GALLONS PER DAY AVERAGE SEWER FLOW) 19. A SIGNED AND SEALED COPY OF THE DNREC APPROVAL SANITARY SEWER AS-BUILT PLANS SHALL BE
- FURNISHED TO THE CITY WITHIN 30 DAYS OF DNREC APPROVAL. 20. THE REQUIRED FIRE PROTECTION FLOW RATE IS TO BE PROVIDED 21. THE DEVELOPER SHALL PAINT ALL EXISTING AND PROPOSED FIRE HYDRANTS ASSOCIATED WITH THIS
- PROJECT TO REFLECT THE FLOW CAPACITY AND APPLY A 2-INCH REFLECTIVE TAPE IN ACCORDANCE 22. SPRINKLERS ARE REQUIRED IN ALL UNITS AND ALL FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED
- TO THE CITY OF NEWARK FIRE MARSHAL'S OFFICE FOR REVIEW AND PERMITTING PRIOR TO ISSUANCE OF BUILDING PERMIT 23. A BLUE CARD HOLDER WILL BE ON SITE AT ALL TIMES DURING CONSTRUCTION TO ENSURE ALL
- SEDIMENT AND STORMWATER REGULATIONS ARE ADHERED TO. 24. A CONCRETE WASHOUT AREA SHALL BE INSTALLED AND APPROVED BY THE PUBLIC WORKS AND

SHEET INDEX			
SHEET TITLE	SHEET NUMBER		
COVER SHEET	C-101		
GENERAL NOTES SHEET	C-102		
EXISTING CONDITIONS AND DEMOLITION PLAN	C-201		
SITE PLAN	C-301		
GRADING PLAN	C-401		
JTILITY PLAN	C-501		
ANDSCAPE PLAN	C-701 TO C-702		
DETAIL SHEET	C-901 TO C-902		

## CERTIFICATION OF OWNERSHIP

WATER RESOURCES DEPARTMENT

I. DAVE CANTERA. CERTIFY THAT: I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN. THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION. AND ALL LAND CLEARING CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND THE CITY OF NEWARK THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.

2301 N. DUPONT HIGHWAY NEW CASTLE DELAWARE, 19720

## CERTIFICATION OF EQUITABLE OWNERSHIP

I, JASON BELT, CERTIFY THAT: I AM THE EQUITABLE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN, THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION, AND ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND THE CITY OF NEWARK THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.

102 CENTENNIAL STREET LA PLATA, MD 20460

## **CERTIFICATION OF PLAN ACCURACY - ENGINEER**

I. DAVID M. KUKLISH. P.E., HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS

08/15/2023 DAVID M. KUKLISH, P.E. BOHLER 18958 COASTAL HWY, SUITE D REHOBOTH BEACH, DE 19971

### PHONE: (302) 644-1155 CITY OF NEWARK APPROVAL

PUBLIC WORKS DIRECTOR FOR CITY OF NEWARK DATE APPROVED BY

CITY MANAGER FOR CITY OF NEWARK DATE

CITY SECRETARY FOR CITY OF NEWARK

**REVISIONS** EV DATE COMMENT



**ALWAYS CALL 811** 

It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC'</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

DRAWN BY:

**CHECKED BY:** 

CAD I.D. CNDS -PRELIMINARY MINOR LAND

DEVELOPMENT



DEVELOPMENT 1110 S. COLLEGE AVE CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY

TM: 18-046.00-024

18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com



COVER

C-101

THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, VA. LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER . IN WRITING. IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOLIND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY

**DEMOLITION NOTES** 

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND

THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL ELECTRICAL PLUMBING AND FIRE SUPPRESSION PLANS WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER. IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES. OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS. MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS. FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS

WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS. THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT. DISCREPANCY OR AMBIGUITY. THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED. THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT

THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES, ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.

THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN FITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS

SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY

DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC, AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE. BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. AND IN CONFORMANCE WITH APPLICABLE CODES. LAWS. RULES. REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME, THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF THE PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS. AT ANY TIME. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR

COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY. DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES. COSTS. INJURIES ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING. BUT NOT LIMITED TO ANY THIRD PARTY AND FIRST PARTY CLAIMS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S

THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL IN ILIRIES. CLAIMS AND DAMAGES THAT THE PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL

SED TO NAME BOHLER OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SURSIDIARIES, AND RELATED ENTITIES, AND ITS SURCONTRACTORS AND SURCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND. IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER

ALL PERMITS ARE ISSUED. WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT. PERMITTED LINDER THE LAW INDEMNIEY DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL

PRIOR TO ANY TERMINATION. SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES,

SUBSIDIARIES. AND RELATED ENTITIES. AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION. THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND FURTHER. THE

WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER. BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS. SUCH AS SHOP DRAWINGS. PRODUCT DATA. SAMPLES. AND OTHER DATA. WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OF TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT, ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR

RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED. . IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY

WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE, THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY

OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIEY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES. HARMLESS FOR ALL INJURIES. DAMAGES AND COSTS THAT THE PROFESSIONAL

OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS

THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO

DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIÈS (ÚNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THÉ CONTRACTOR MUST

ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES. AS APPROPRIATE AND FURTHER THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE. AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE. EITHER EXPRESSED OR IMPLIED. UNDER ANY CIRCUMSTANCES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT. DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY

WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE

WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY. THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL

 THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN. A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE,

SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC. 5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT. SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST

FEDERAL LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER

PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE. S. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER. COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION

AND MAINTENANCE OF BARRIERS. FENCING. OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS

NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR OLIESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF

RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF

RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE

REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS

RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE LITHLITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING LITHLITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED. FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED. REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

10. PRIOR TO COMMENCING ANY DEMOLITION. THE CONTRACTOR MUST:

A OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK. C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS LINTIL SITE IS STABILIZED. D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT. IN ADVANCE OF ANY EXCAVATION. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT

ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR ERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR BOHLER

WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS. H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND

RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER

11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES. DEMOLITION OR REMOVAL OF FOUNDATION WALLS. FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER. 2. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE,

WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES 13. THE CONTRACTOR MUST BACKELL ALL EXCAVATION RESULTING FROM OR INCIDENTAL TO DEMOLITION ACTIVITIES. BACKELL

MUST BE ACCOMPLISHED WITH APPROVED BACKELL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER. 14 EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE

NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY

DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL. STATE. AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE. 15. IN ACCORDANCE WITH FEDERAL STATE AND/OR LOCAL STANDARDS. THE CONTRACTOR MUST USE DUST CONTROL MEASURES. TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE. THE

CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.

16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED. INCLUDING BUT NOT LIMITED TO. THE PUBLIC RIGHT-OF-WAY

17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST. 18. THE CONTRACTOR MUST EMPTY CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS IF ENCOUNTERED.

IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

## SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. EROSION CONTROL MEASURES MUST CONFORM TO THE DELAWARE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES

THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 3.27 ACRES THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE: A. STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE.

TEMPORARY FILL AND SOIL STOCKPILES. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA

INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.

THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, O PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.

THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.

THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES. SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION. 2. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES. MEASURES AND STRUCTURES. ADDITIONAL FACILITIES. MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.

THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR

OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES. BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.

16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES 7. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

SITE LAYOUT NOTES

ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MÉASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY 3 ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT.

DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY

THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT

**GRADING NOTES** 

I. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS

SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE

PROFESSIONAL OF RECORD, BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL LINSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIEV THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES. LAWS. ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL. COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING. BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR

IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER IN WRITING OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S) THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE

PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO

**ACCESSIBILITY DESIGN GUIDELINES** 

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET

SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY. COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.

THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS PECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MÚST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.

ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE ROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG

(48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, <u>FLARE SIDES</u> SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH. F TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. I'HIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHÉRWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE) F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO

ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POLIRING CONCRETE IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE

PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE. REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT 4 IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS

CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION

DRAINAGE AND UTILITY NOTES (Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.  ${\tt LOCATIONS\ OF\ ALL\ EXISTING\ AND\ PROPOSED\ SERVICES\ ARE\ \underline{APPROXIMATE}, AND\ THE\ CONTRACTOR\ MUST\ INDEPENDENTLY}$ VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD. PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES. ERRORS AND OMISSIONS IN WRITING. TO THE PROFESSIONAL OF RECORD

THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.

THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR

VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, AND

PRIOR TO CONSTRUCTION MUST RESOLVE SAME 7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF

RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS

AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE. IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT

. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES. THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS

DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.

WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION 12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO

MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE

STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

LIGHTING NOTES

DOCUMENTS THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT

(Rev. 1/2023)

THE LIGHTING PLAN DEPICTS PROPOSED. SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER ACTUAL SUSTAINED SITE II I IMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC

PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC). THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY, THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S MECHANICAL ENGINEER'S AND/OR LIGHTING

CONTRACTOR'S RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES. THE CONTRACTOR MUST BRING IMMEDIATELY. IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES,

OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED

**REVISIONS** COMMENT REV DATE



NOT APPROVED FOR CONSTRUCTION

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC'</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY:

CAD I.D.: CNDS -**PRELIMINARY** MINOR LAND

CHECKED BY:

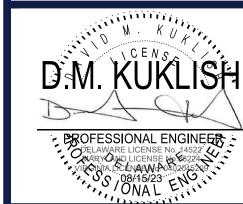
**DEVELOPMENT** 



PROPOSED DEVELOPMENT

1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY TM: 18-046.00-024

18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com



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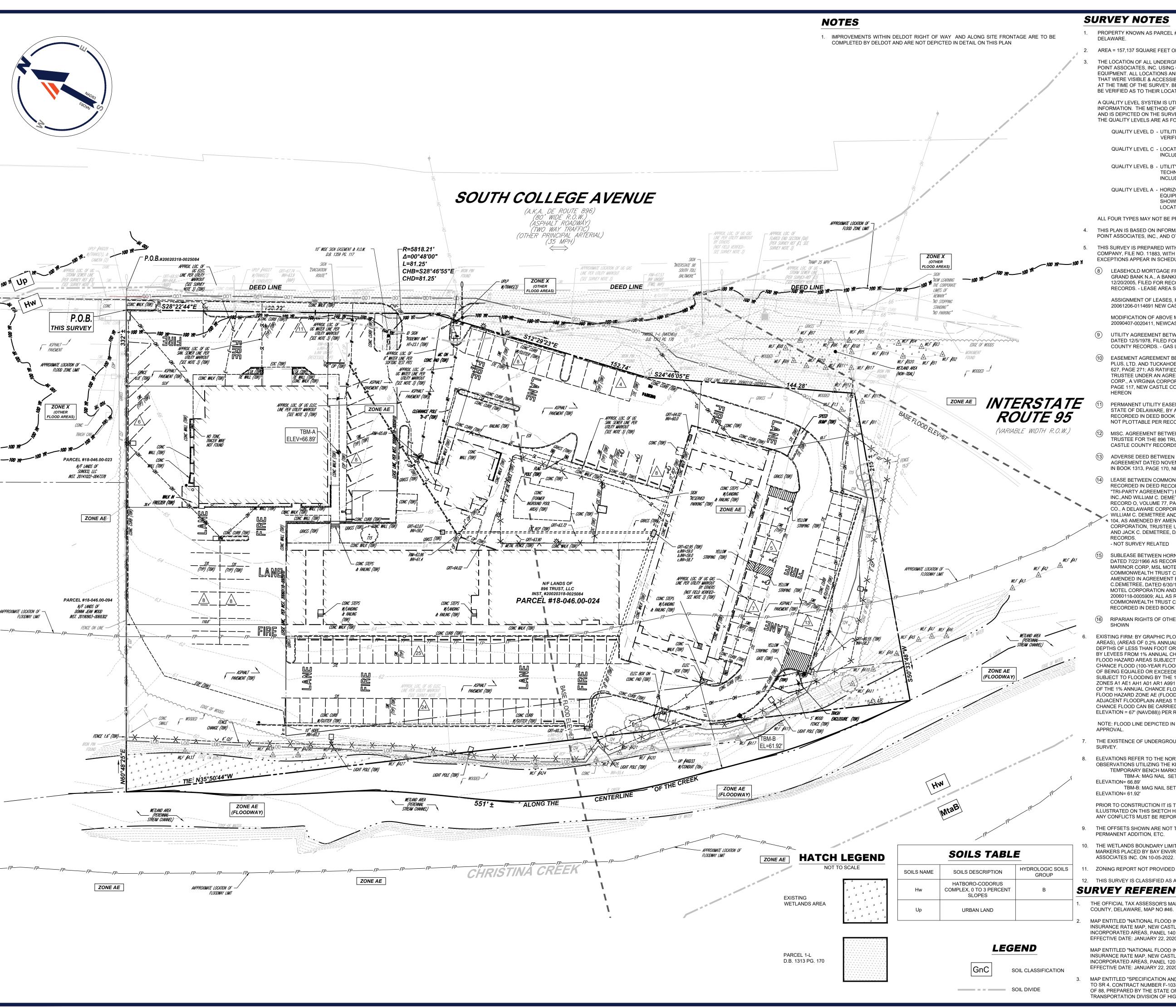
FOR CONSTRUCTION WITHOUT (3) SIGNATURES

SIGNATURE DATE

SIGNATURE DATE

PROJECT#

**GENERAL NOTES** SHEET



## **SURVEY NOTES**

1. PROPERTY KNOWN AS PARCEL #18-046.00-024, AS SHOWN ON THE OFFICIAL TAX MAP OF NEW CASTLE COUNT

AREA = 157,137 SQUARE FEET OR 3.607 ACRES.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND FLECTROMAGNETIC DETECTION EQUIPMENT ALL LOCATIONS AND SIZES ARE BASED ON LITHITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING

ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 11883, WITH AN EFFECTIVE DATE OF 04-29-2022. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B. SECTION II:

LEASEHOLD MORTGAGE FROM BHAVI MOTEL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, TO GRAND BANK N.A.. A BANKING CORPORATION, IN THE MAXIMUM AMOUNT OF \$910,000.00, DATED 12/20/2005, FILED FOR RECORD 01/18/2006, IN INSTRUMENT NO. 20060118-0005910, NEW CASTLE COUNTY RECORDS. - LEASE AREA SHOWN HEREON

ASSIGNMENT OF LEASES, RENTS AND PROFITS, FILED FOR RECORD 12/06/2006, IN INSTRUMENT NO. 20061206-0114691 NEW CASTLE COUNTY RECORDS. - NOT SURVEY RELATED

MODIFICATION OF ABOVE MORTGAGE, FILED FOR RECORD 04/07/2009, IN INSTRUMENT NO. 20090407-0020411, NEWCASTLE COUNTY RECORDS. - NOT SURVEY RELATED

UTILITY AGREEMENT BETWEEN COMMONWEALTH TRUST CO. AND DELMARVA POWER & LIGHT COMPANY, DATED 12/5/1978, FILED FOR RECORD 12/13/1978, IN DEED RECORD Y, VOLUME 103, PAGE 4, NEW CASTLE COUNTY RECORDS. - GAS LINE SHOWN AS OBSERVED AT TIME OF SURVEY

EASEMENT AGREEMENT BETWEEN MARINOR CORP., T/A COMFORT INN, WAYNNE, INC., REAL ESTATE PLUS. LTD. AND TUCKAHOE STREET ASSOCIATES, LTD., DATED 11/18/1987, AS RECORDED IN DEED BOOK 627, PAGE 271; AS RATIFIED BETWEEN COMMONWEALTH TRUST CO., A DELAWARE CORPORATION, TRUSTEE UNDER AN AGREEMENT, DATED NOVEMBER 29, 2962, KNOWN AS TRUST 896 AND MARINOR CORP., A VIRGINIA CORPORATION, DATED 12/17/1991, FILED FOR RECORD 06/30/1992 IN DEED BOOK 1359. PAGE 117, NEW CASTLE COUNTY RECORDS. - 10' WIDE SIGN EASEMENT AND RIGHT OF WAY SHOWN

PERMANENT UTILITY EASEMENT AGREEMENT BETWEEN COMMONWEALTH TRUST COMPANY AND THE STATE OF DELAWARE, BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION, DATED 12/20/1991, AS RECORDED IN DEED BOOK 1284, PAGE 179, NEW CASTLE COUNTY RECORDS. - EASEMENT NOT SHOWN; NOT PLOTTABLE PER RECORD DOCUMENT

MISC. AGREEMENT BETWEEN TUCKAHOE STREET ASSOCIATES, LTD. AND COMMONWEALTH TRUST CO,, TRUSTEE FOR THE 896 TRUST, DATED 8/6/1986, AS RECORDED IN DEED BOOK 1594, PAGE 152, NEW CASTLE COUNTY RECORDS. NOT SURVEY RELATED

ADVERSE DEED BETWEEN COMMONWEALTH TRUST CO., A DELAWARE CORPORATION, TRUSTEE UNDER AGREEMENT DATED NOVEMBER 29, 1962 AND THE STATE OF DELAWARE, DATED 4/8/1992, AS RECORDED IN BOOK 1313, PAGE 170, NEW CASTLE COUNTY RECORDS - PARCEL 1-L SHOWN

LEASE BETWEEN COMMONWEALTH TRUST CO., AND HORNE'S ENTERPRISES, INC., DATED 9/3/1963, AS RECORDED IN DEED RECORD R, VOLUME 71, PAGE 658; AS AMENDED BY AGREEMENT (KNOWN AS "TRI-PARTY AGREEMENT") BETWEEN COMMONWEALTH TRUST COMPANY AND HORNE'S ENTERPRISES. INC.,AND WILLIAM C. DEMETREE AND JACK C. DEMETREE,DATED 7/22/1966, AS RECORDED IN DEED RECORD O, VOLUME 77, PAGE 637, BOTH AS REFERENCED IN LEASE BETWEEN COMMONWEALTH TRUST CO.. A DELAWARE CORPORATION. TRUSTEE UNDER AGREEMENT DATED NOVEMBER 29, 1962 AND WILLIAM C. DEMETREE AND JACK C. DEMETREE, FILED FOR RECORD 12/5/1995 IN DEED BOOK 2021, PAGE ■ 104, AS AMENDED BY AMENDED LEASE BETWEEN COMMONWEALTH TRUST CO., A DELAWARE CORPORATION, TRUSTEE UNDER AGREEMENT DATED NOVEMBER 29, 1962 AND WILLIAM C. DEMETREE AND JACK C. DEMETREE, DATED 4/24/1997, FILED 4/30/1997 IN BOOK 2265, PAGE 52, NEW CASTLE COUNTY

- NOT SURVEY RELATED SUBLEASE BETWEEN HORNE'S ENTERPRISES INC. AND WILLIAM C. DEMETREE AND JACK C. DEMETREE,

DATED 7/22/1966 AS RECORDED IN DEED RECORD O, VOLUME 77, PAGE 648; SUBLEASE BETWEEN MARINOR CORP, MSL MOTEL CORPORATION, JACK C. DEMETREE AND WILLIAM C. DEMETREE AND COMMONWEALTH TRUST CO., DATED 12/1/1991, AS RECORDED IN DEED BOOK 1359, PAGE 54, AS AMENDED IN AGREEMENT BETWEEN MARINOR CORP. AND JACK C. DEMETREE AND WILLIAM C.DEMETREE, DATED 6/30/1992, AS RECORDED IN DEED BOOK 1359, PAGE 94; SUBLEASE BETWEEN MSL MOTEL CORPORATION AND BHAVI MOTEL, LLC, DATED 12/20/2005, AS RECORDED IN INSTRUMENT NO 20060118-0005909: ALL AS REFERENCED AND AMENDED IN THE AMENDED LEASE BETWEFN COMMONWEALTH TRUST CO., AND WILLIAM C. DEMETREE AND JACK C. DEMETREE, DATED 4/24/1977, AS RECORDED IN DEED BOOK 2265, PAGE 52, NEW CASTLE COUNTY RECORDS. - NOT SURVEY RELATED

RIPARIAN RIGHTS OF OTHERS IN AND TO THE WATERS OF CHRISTIANA CREEK - CHRISTIANA CREEK

EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN ZONE X (OTHER FLOOD AREAS), (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.), PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD. IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A1 AE1 AH1 A01 AR1 A991 V1 AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE FI EVATION OF THE 1% ANNUAL CHANCE FLOOD.) (BASE FLOOD ELEVATION = 67' (NAVD88)), AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (FLOODWAY AREAS), (THE FLOODWAY IS THE CHANNEL OF THE STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.), (BASE FLOOD ELEVATION = 67' (NAVD88)) PER REF. #2.

NOTE: FLOOD LINE DEPICTED IN PROPOSED PLAN VIEWS SUBJECT TO FEMA MAPPING REVISION AND LOMR

THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:

TBM-A: MAG NAIL SET IN CONCRETE WALK NORTH WESTERLY OF SURVEYED PROPERTY TBM-B: MAG NAIL SET IN CONCRETE CURB SOUTHERLY CORNER OF SURVEYED PROPERTY.

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE,

THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY BAY ENVIRONMENTAL ON 09-29-2022, AND FIELD LOCATED BY CONTROL POINT

11. ZONING REPORT NOT PROVIDED AT TIME OF SURVEY.

12. THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY PER TITLE 24, REGULATION 2700, SECTION 12.4.1.

## SURVEY REFERENCES

THE OFFICIAL TAX ASSESSOR'S MAP OF CITY OF NEWARK, NEW CASTLE

MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NEW CASTLE COUNTY, DELAWARE AND INCORPORATED AREAS, PANEL 140 OF 475", MAP NUMBER 10003C0140K, EFFECTIVE DATE: JANUARY 22, 2020.

MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NEW CASTLE COUNTY, DELAWARE AND INCORPORATED AREAS, PANEL 120 OF 475", MAP NUMBER 10003C010K. EFFECTIVE DATE: JANUARY 22, 2020.

MAP ENTITLED "SPECIFICATION AND CONSTRUCTION PLANS, FOR SR 896, I-95 TO SR 4, CONTRACT NUMBER F-1033(8), AS BUILT PLAN" SHEETS 15, 17, 18, 19 OF 88, PREPARED BY THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS, DATED 04-01-1996.

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
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DEVISIONS



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<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: CAD I.D.:

> **PRELIMINARY** MINOR LAND **DEVELOPMENT**

> > PLAN



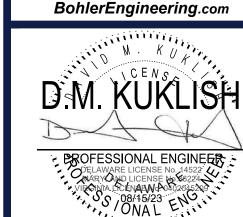
PROPOSED DEVELOPMENT

1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY

TM: 18-046.00-024



18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173

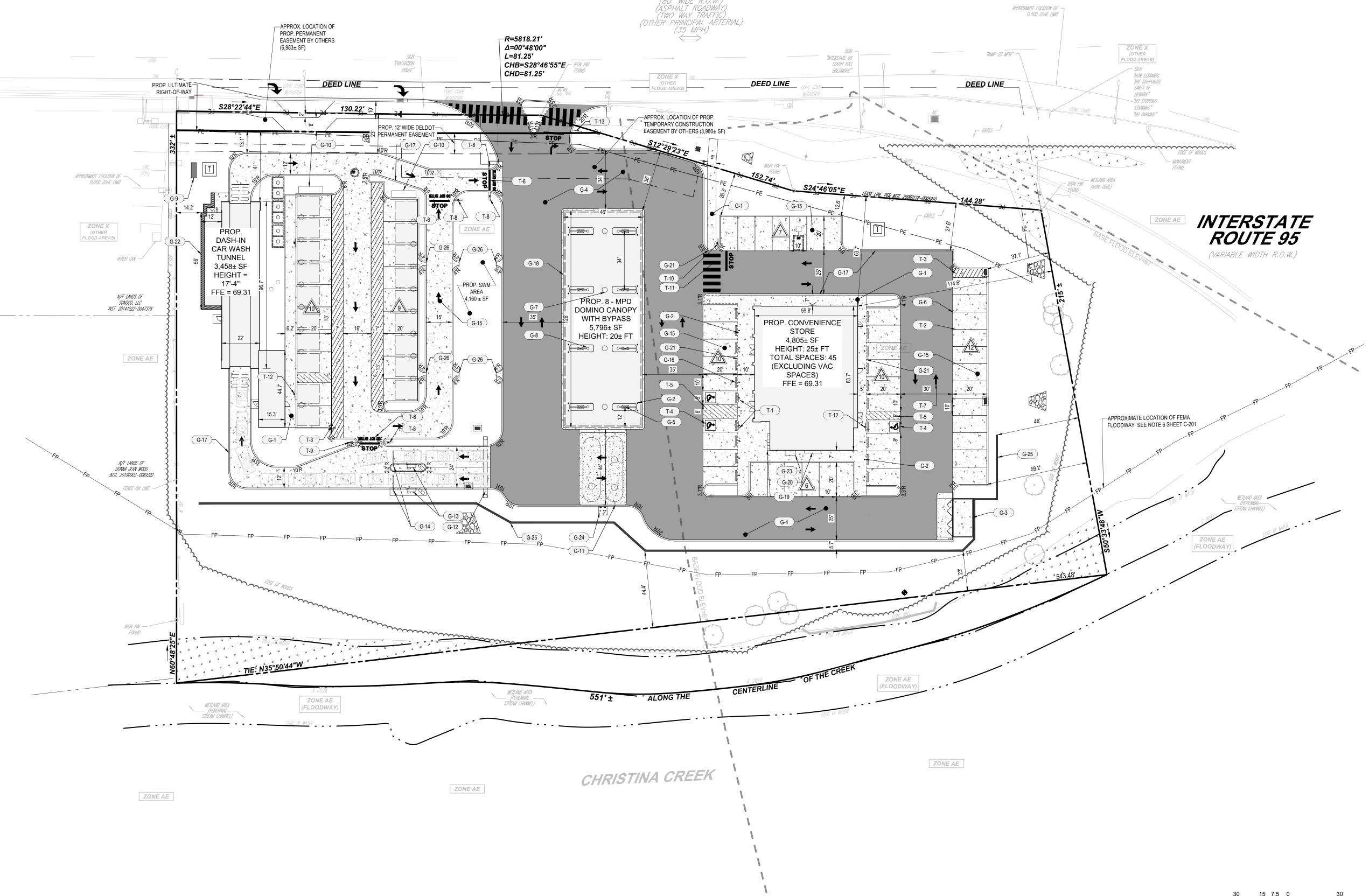


**EXISTING CONDITIONS AND DEMOLITION** PLAN

C-201



## SOUTH COLLEGE AVENUE



### **GENERAL CONSTRUCTION NOTES**

- INSTALL 4" THICK PRIVATE CONCRETE SIDEWALK (TYP.) AT WIDTH SPECIFIED ON PLANS. SEE DETAIL ON SHEET C-901.
- G-2 INSTALL 6" PIPE BOLLARD (TYP.). SEE DETAIL ON SHEET C-901.
- PROPOSED 22.5' X 12' SIGHT TIGHT TRASH ENCLOSURE ON CONCRETE PAD. GATE DOOR FRAME TO BE 7'-10". BRICK AND STONE FACADE TO BE USED FOR SCREENING, REFERENCE ARCHITECTURE PLANS FOR MORE INFORMATION. SEE HEAVY DUTY CONCRETE DETAIL ON SHEET C-901. INSTALL FULL-DEPTH HEAVY DUTY ASPHALT PAVEMENT SECTION. SEE
- DETAIL ON SHEET C-901. G-5 PROPOSED MULTI PRODUCT DISPENSER (TYP.). CANOPY DESIGN IS BY OTHERS. SEE CANOPY PLANS FOR ADDITIONAL INFORMATION.
- G-6 PROPOSED PARKING RESERVED FOR EV CHARGING SPACES
- PROPOSED TRASH CAN (TYP.). NOT SHOWN FOR CLARITY. CONTRACTOR TO COORDINATE EXACT LOCATION AND NUMBER OF TRASH CANS WITH OWNER AND INCLUDE WITHIN BASE BID. CANOPY DESIGN IS BY OTHERS. SEE CANOPY PLANS FOR ADDITIONAL INFORMATION.
- G-8 CANOPY COLUMN (TYP.). CANOPY DESIGN IS BY OTHERS. SEE CANOPY PLANS FOR ADDITIONAL INFORMATION.
- G-9 PROPOSED I.D. SIGN (TYP.).SEE OWNER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- G-10 PROPOSED AIR/VAC. EQUIPMENT
- PROPOSED (2) 20K GALLON UNDERGROUND FUEL STORAGE TANK AND G-11 CONCRETE PAD. SEE FUEL PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- PROPOSED 7.33' HIGH RIGID CLEARANCE BAR. SEE OWNER G-12 PROPOSED 7.33 FIGH MIGH CLEAR WILLIAM SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROPOSED CAR WASH MENU BOARD. SEE OWNER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROPOSED CAR WASH PAYMENT TERMINAL. SEE OWNER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- G-15 INSTALL STANDARD DUTY CONCRETE PAVEMENT (TYP.). SEE DETAIL ON SHEET C-901. G-16 PROPOSED WHEEL STOP (TYP.). SEE DETAIL ON SHEET C-903.
- PROPOSED 6" CURB (TYP.). SEE HEADER CURB DETAIL ON SHEET C-901. USE ON SITE EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
- PROPOSED FUEL CANOPY. CANOPY DESIGN IS BY OTHERS. SEE CANOPY G-18 PLANS FOR ADDITIONAL INFORMATION. COORDINATE CANOPY
- INSTALLATION WITH THE CANOPY SUPPLIER WITH THE OWNER. G-19 PROPOSED 10 SPACE BIKE RACK. SEE DETAIL ON SHEET C-901.
- PROPOSED PROPANE STORAGE CAGE. CONTRACTOR TO VERIFY SIZE
- PROPOSED 6" DEPRESSED CURB TO BE FLUSH WITH PAVEMENT. SEE G-21 GRADING PLANS FOR MORE INFORMATION. SEE CURB TAPER DETAIL ON

AND LOCATION WITH THE OWNER PRIOR TO CONSTRUCTION.

- PROPOSED HOSE BIB. REFERENCE MEP PLANS TO VERIFY LOCATION PRIOR TO CONSTRUCTION.
- PROPOSED CO<sub>2</sub> STORAGE. SEE OWNER SPECIFICATIONS FOR G-23 ADDITIONAL INFORMATION. FINAL LOCATION TO BE DETERMINED BY
- G-24 PROPOSED AIR VENT RISER WITH BOLLARDS (TYP.)

SHEET C-901.

CONTRACTOR.

- PROPOSED RETAINING WALL, DESIGNED BY OTHERS. MAX HEIGHT= 7±
- G-26 PROPOSED CURB CUT (TYP.) SEE DETAIL SHEET C-901

## STRIPING AND SIGNAGE **CONSTRUCTION NOTES**

- PROPOSED HANDICAPPED SIGN (R7-8) WITH VAN ACCESSIBLE MARKER (R7-8A) (TYP.). SEE DETAIL ON SHEET C-901.
- T-2 PROPOSED EPOXY STRIPING 4" SOLID WHITE LINE (TYP.).
- PROPOSED EPOXY STRIPING 4" SOLID WHITE CROSS HATCH (@45°. SPACED 5' O.C.) TO DELINEATE NO PARKING ZONE.
- PROPOSED EPOXY STRIPING 4" HANDICAPPED BLUE PARKING SYMBOL
- PROPOSED EPOXY STRIPING 4" SOLID HANDICAPPED BLUE CROSS HATCH (@45°, SPACED 2' O.C.) TO DELINEATE NO PARKING ZONE (TYP.).
- PROPOSED 16" WIDE WHITE THERMOPLASTIC STOP BAR (TYP.) WITH WHITE THERMOPLASTIC "STOP" AND "DO NOT ENTER".
- T-7 PROPOSED WHITE THERMOPLASTIC OR EQUAL ARROW (TYP.). PROPOSED "STOP" AND "DO NOT ENTER" SIGN PER DEMUTCD, LATEST
- REVISION. T-9 PROPOSED "DO NOT ENTER" SIGN PER DEMUTCD, LATEST REVISION.
- T-10 PROPOSED 36" X 36" "STOP" SIGN PER DEMUTCD, LATEST REVISION.
- PROPOSED 16" WIDE WHITE THERMOPLASTIC OR EQUAL STOP BAR
- T-11 (TYP.) WITH WHITE THERMOPLASTIC "STOP".
- T-12 PROPOSED HANDICAPPED SIGN (R7-8) SEE DETAIL ON SHEET C-901.
- T-13 PROPOSED 36" X 36" "STOP" AND "RIGHT ONLY" SIGN PER DEMUTCD, LATEST REVISION

## HATCH LEGEND

NOT TO SCALE

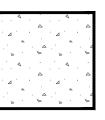
PROP. HEAVY DUTY ASPHALT PAVEMENT

STANDARD-DUTY CONC. 23,526± S.F.

29,120± S.F.



PROP. HEAVY-DUTY CONC.1,152± S.F.



NOTE: CONTRACTOR TO VERIFY CONCRETE, HEAVY-DUTY CONCRETE, AND ASPHALT WITH DASH IN PRIOR TO BIDDING AND CONSTRUCTION.

## SITE PLAN NOTES

- SITE AREA = 3.55± AC
- 2. THIS PLAN REFERENCES AN ALTA/NSPS LAND TITLE SURVEY COMPLETED BY CONTROL POINT ASSOCIATES,
- INC., DATED 10/28/22. 3. QUANTITIES WITHIN HATCH LEGEND ARE APPROXIMATE ONLY AND ARE NOT TO BE USED FOR BIDDING. 4. CONTRACTOR TO CONFIRM HOSE BIB LOCATIONS WITH
- ARCHITECTURAL AND MEP PLANS PRIOR TO BIDDING AND CONSTRUCTION. 5. IMPROVEMENTS WITHIN DELDOT RIGHT OF WAY AND ALONG SITE FRONTAGE ARE TO BE COMPLETED BY DELDOT AND ARE NOT DEPICTED IN DETAIL ON THIS PLAN.



**REVISIONS** 

REV DATE COMMENT

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<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: **CHECKED BY:** 

CAD I.D.: **PRELIMINARY** 

MINOR LAND **DEVELOPMENT** PLAN



PROPOSED DEVELOPMENT

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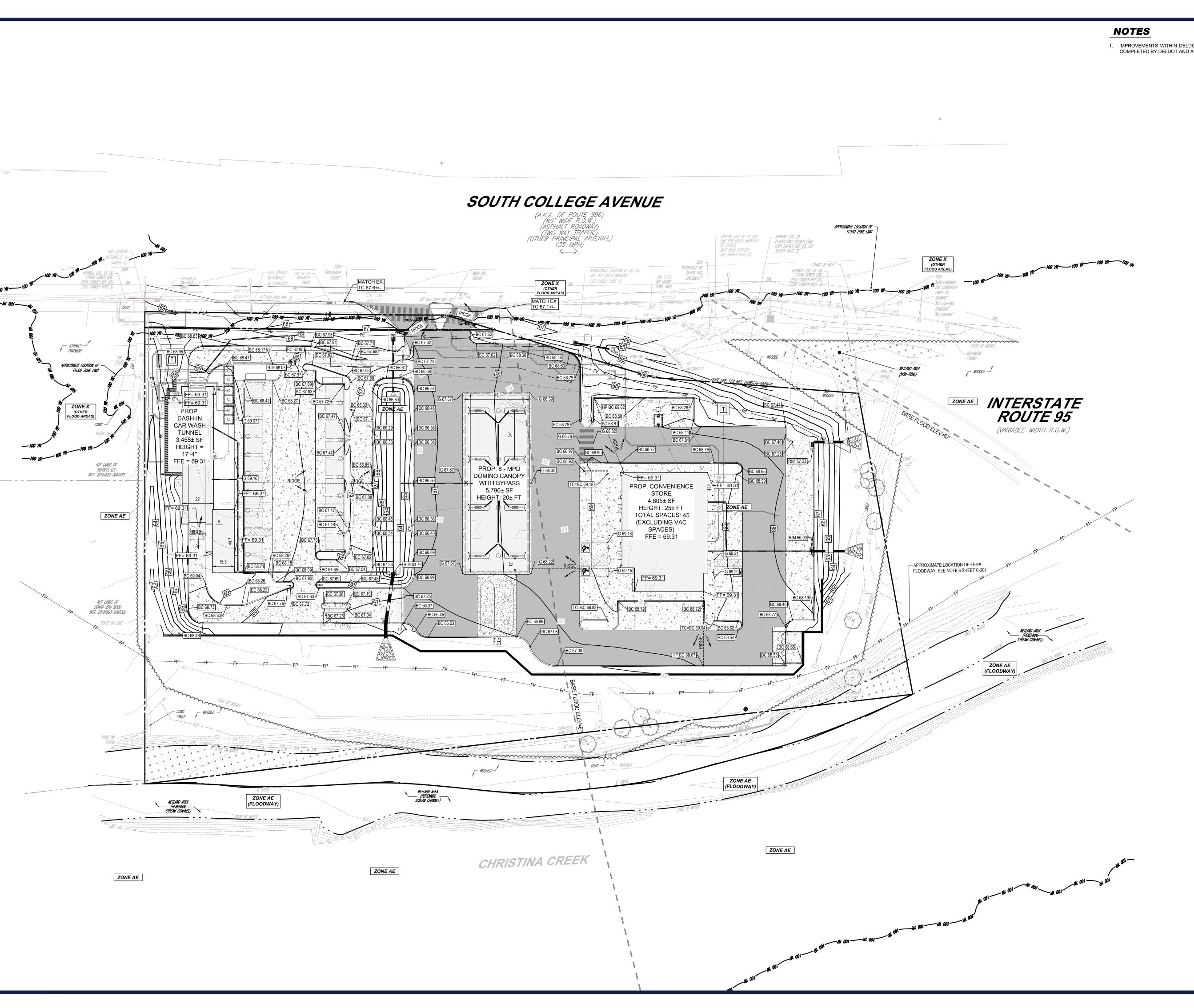
18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com



SHEET TITLE:

SITE PLAN

C-301



1. IMPROVEMENTS WITHIN DELDOT RIGHT OF WAY AND ALONG SITE FRONTAGE ARE TO BE COMPLETED BY DELDOT AND ARE NOT DEPICTED IN DETAIL ON THIS PLAN





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CONSTRUCTION

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EVIEW AND APPROVAL IT IS NOT INTENDED AS A CONSTRUCT.

PROJECT No.: DEA220023.

DRAWN BY: EACHECKED BY: DM
DATE: 08/15/
CAD I.D.: GRAD

PRELIMINARY
MINOR LAND
DEVELOPMENT
PLAN



PROPOSED DEVELOPMENT

1110 S. COLLEGE AVE.
CITY OF NEWARK, DE 19713
NEW CASTLE COUNTY
TM: 18-046.00-024

BOHLER/

18958 COASTAL HWY, SUITE D REHOBOTH BEACH, DE 19971 Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com

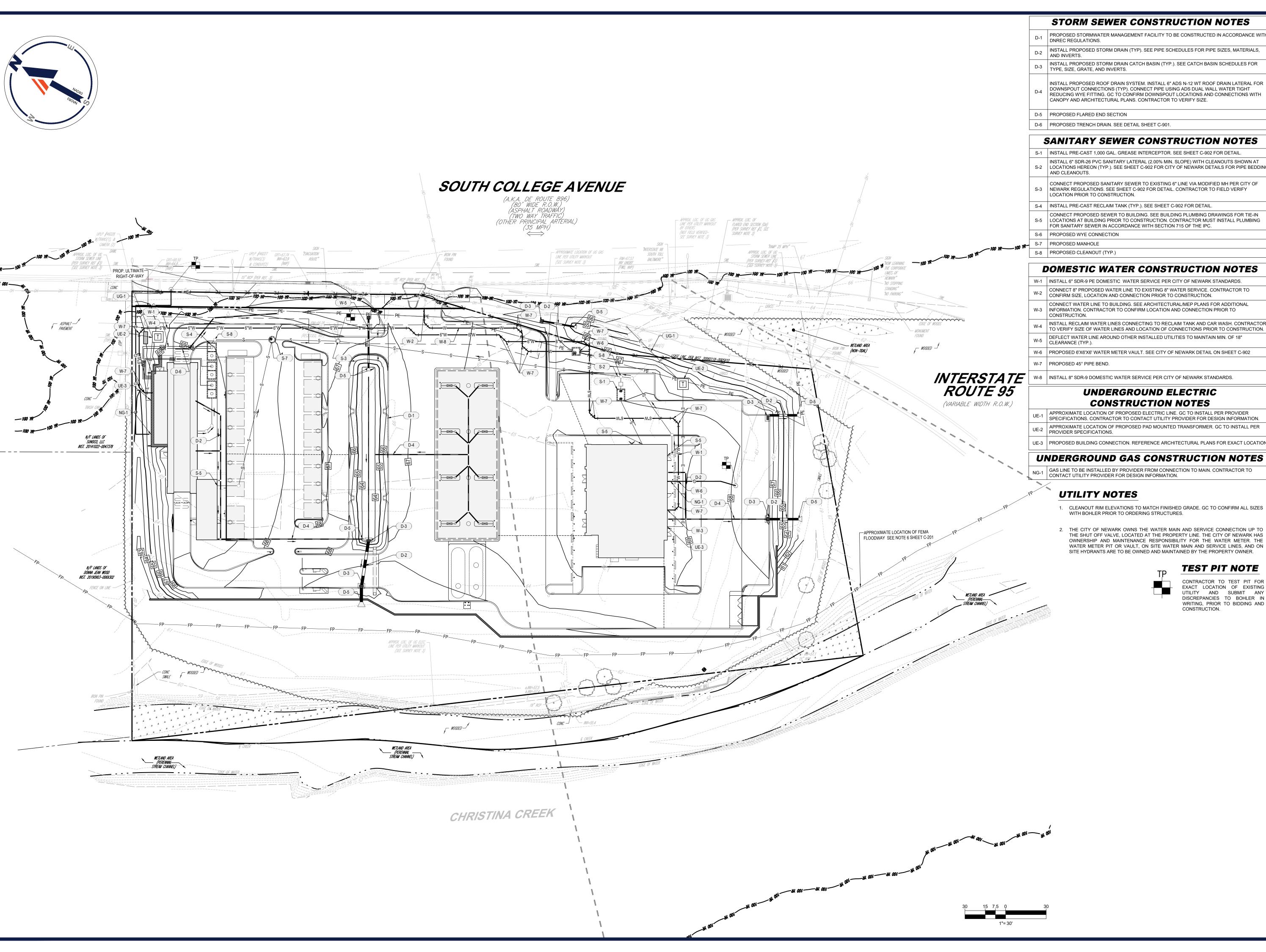


SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-401





- PROPOSED STORMWATER MANAGEMENT FACILITY TO BE CONSTRUCTED IN ACCORDANCE WIT
- INSTALL PROPOSED STORM DRAIN (TYP). SEE PIPE SCHEDULES FOR PIPE SIZES, MATERIALS,
- INSTALL PROPOSED STORM DRAIN CATCH BASIN (TYP.). SEE CATCH BASIN SCHEDULES FOR
- INSTALL PROPOSED ROOF DRAIN SYSTEM. INSTALL 6" ADS N-12 WT ROOF DRAIN LATERAL FOR DOWNSPOUT CONNECTIONS (TYP). CONNECT PIPE USING ADS DUAL WALL WATER TIGHT REDUCING WYE FITTING. GC TO CONFIRM DOWNSPOUT LOCATIONS AND CONNECTIONS WITH

- S-2 LOCATIONS HEREON (TYP.). SEE SHEET C-902 FOR CITY OF NEWARK DETAILS FOR PIPE BEDDING
- S-3 NEWARK REGULATIONS. SEE SHEET C-902 FOR DETAIL. CONTRACTOR TO FIELD VERIFY
- CONNECT PROPOSED SEWER TO BUILDING. SEE BUILDING PLUMBING DRAWINGS FOR TIE-IN

- CONNECT 8" PROPOSED WATER LINE TO EXISTING 8" WATER SERVICE. CONTRACTOR TO
- NSTALL RECLAIM WATER LINES CONNECTING TO RECLAIM TANK AND CAR WASH. CONTRACTOR
- DEFLECT WATER LINE AROUND OTHER INSTALLED UTILITIES TO MAINTAIN MIN. OF 18"
- W-6 PROPOSED 6'X6'X6' WATER METER VAULT. SEE CITY OF NEWARK DETAIL ON SHEET C-902
- SPECIFICATIONS. CONTRACTOR TO CONTACT UTILITY PROVIDER FOR DESIGN INFORMATION.

## UNDERGROUND GAS CONSTRUCTION NOTES

- 1. CLEANOUT RIM ELEVATIONS TO MATCH FINISHED GRADE. GC TO CONFIRM ALL SIZES
- THE SHUT OFF VALVE, LOCATED AT THE PROPERTY LINE. THE CITY OF NEWARK HAS OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THE WATER METER. THE WATER METER PIT OR VAULT, ON SITE WATER MAIN AND SERVICE LINES, AND ON SITE HYDRANTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

## **TEST PIT NOTE**

CONTRACTOR TO TEST PIT FOR EXACT LOCATION OF EXISTING UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER IN WRITING, PRIOR TO BIDDING AND



**REVISIONS** 

COMMENT

REV DATE



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REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC'</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: **CHECKED BY:** 

DATE: CAD I.D.:

PRELIMINARY **MINOR LAND DEVELOPMENT** PLAN



STORE NO. 1436 PROPOSED DEVELOPMENT

1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY

TM: 18-046.00-024

**BOHLER** 

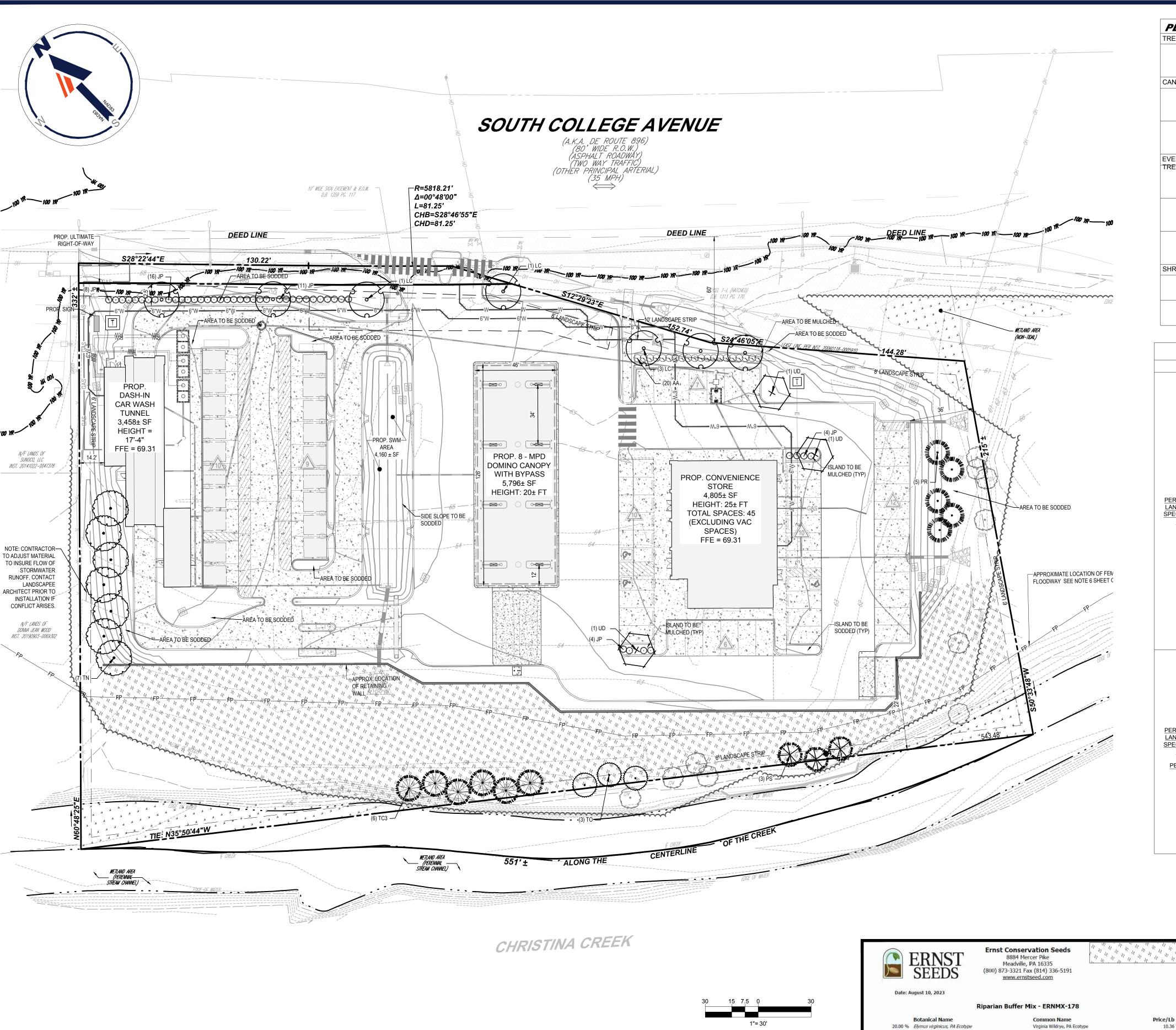
18958 COASTAL HWY, SUITE D REHOBOTH BEACH, DE 19971 Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com



SHEET TITLE:

**UTILITY PLAN** 

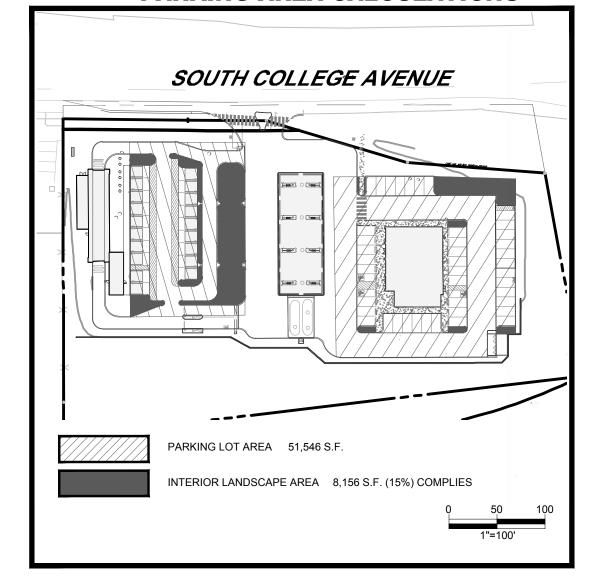
C-501



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
( · )	TN	7	TAXODIUM DISTICHUM 'NELSON'	APACHE CHIEF® BALD CYPRESS	2.5" CAL.	B&B
CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(°)	LC	7	LAGERSTROEMIA X 'CHEYENNE'	CHEYENNE CRAPE MYRTLE	2.5"-3" CAL.	B&B
+	UD	3	ULMUS AMERICANA 'DELAWARE #2'	DELAWARE #2 AMERICAN ELM	2.5-3" CAL.,12-14` HT.	B&B
EVERGREEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES	PR	5	PINUS RIGIDA	PITCH PINE	6-8`	B&B
Man	PS	9	PINUS STROBUS	WHITE PINE	6-8`	B&B
•	ТО	3	THUJA ORIENTALIS	ORIENTAL ARBORVITAE	6-8`	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
$\bigcirc$	AA	20	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3-4` HT. & SPRD	CONTAINER
NUMPO.	JP	43	JUNIPERUS DAVURICA	PARSON'S JUNIPER	18-24" HT. & SPRD	CONTAINER

SECTION	REQUIREMENTS	PROVIDED	COMPLIANCE
		EAST PROPERTY LINE: 202 L.F 83 L.F. EXISTING VEGETATION TO REMAIN = 119 L.F.  PROVIDED LANDSCAPE STRIP: 6' LANDSCAPE STRIP	COMPLIES
	REQUIRED: (F3 TABLE) 6' - HIGH EVERGREEN SCREEN WITH 6' HIGH PLANTING STRIP	SOUTH PROPERTY LINE: 530 L.F 363 L.F. EXISTING VEGETATION TO REMAIN = 207 L.F. PROVIDED LANDSCAPE STRIP: 6' LANDSCAPE STRIP	COMPLIES
PER SEC 32-87 REQUIRED LANDSCAPE SCREENING, SPECIFIC TO AUTOMOBILE SERVICE STATION	CAPE SCREENING, IC TO AUTOMOBILE	WEST PROPERTY LINE: 306 L.F 100 L.F. EXISTING VEGETATION TO REMAIN = 206 L.F.  PROVIDED LANDSCAPE STRIP: 6' LANDSCAPE STRIP	COMPLIES
	REQUIRED: (F3 TABLE) 8' WIDE LANDSCAPE STRIP PLANTED WITH GROUND COVER OR COMBINATION OF TURF AND LOW EVERGREENS; ALL PLANTS NOT TO EXCEED 18" TALL - 50% MAX SODDED AREA WITHIN PLANTING STRIP	NORTH PROPERTY LINE: 500 L.F 6 L.F. OF EXISTING VEGETATION TO REMAIN = 494 L.F.  PROVIDED LANDSCAPE STRIP: 8' LANDSCAPE STRIP \ 0' LANDSCAPE STRIP	COMPLIES EXISTING NONCONFOR
PER SEC 32-87 REQUIRED LANDSCAPE SCREENING, SPECIFIC TO AUTOMOBILE SERVICE STATION	REQUIRED: (A) 1 ISLAND PER 25 SPACES - 250SQFT OF AREA PER 25 PARKING SPACES THAT MAY BE DIVIDED INTO ISLANDS OR CONTINUOUS STRIPS WITHIN THE TOTAL AREA SET ASIDE FOR PARKING AND ACCESS TO PARKING. EACH ISLAND OR STRIP SHALL CONTAIN TURF AND GROUND COVER; TURF SHALL NOT EXCEED 50% OF THE TOTAL LANDSCAPED ISLAND. EACH ISLAND MUST HAVE 1 SHADE TREE. AREAS USED FOR LANDSCAPED ISLANDS OR STRIPS SHALL BE PROVIDED IN AN AMOUNT EQUIVALENT TO A MINIMUM OF 15% OF THE TOTAL PAVED PARKING FACILITY, NOT INCLUDING BUFFER AREAS SEPARATING THE PARKING FACILITY FROM ADJOINING STREETS OR PROPERTIES.	PARKING SPACES: 64 REQUIRED ISLANDS: 3 PROVIDED ISLANDS: 4 REQUIRED SHADE TREES: 3 PROVIDED SHADE TREES: 3  "^" INDICATES PLANT MATERIAL TO FULFILL REQUIREMENTS.	COMPLIES
PER SEC 32-87 (4) OFF STREET PARKING	REQUIRED:(C) PARKING AREAS OF 25-125 SPACES SHALL BE SET BACK FROM ABUTTING STREET RIGHT-OF-WAY BY A LANDSCAPED STRIP AT LEAST 10' WIDE. CONTAINING AT LEAST 1 STREET TREE SPACED AT A MINIMUM OF 30 FEET AND A MAXIMUM OF 40 FEET; ALSO CONTAINING EVERGREEN SHRUBS WITH A MINIMUM IN OF 24 INCHES IN HEIGHT PER THREE LINEAL FEET, EXPECTED TO REACH A MINIMUM HEIGHT OF 36 INCHES AND MINIMUM SPREAD OF 30 INCHES BY 3 YEARS.BERMS CAN BE USED TO MEET THIS HEIGHT REQUIREMENT AND SUCH BERMS MAY CONSIST OF SOLID WALLS OR EARTH BERMS	PROVIDED: 10' LANDSCAPE STRIP SHADE TREES REQUIRED: 70 L.F. / 30 L.F. = 3 SHADE TREES PROVIDED: 3 EVERGREEN HEDGE ROW: 20  "*" INDICATES PLANT MATERIAL TO FULFILL REQUIREMENTS.	COMPLIES

## PARKING AREA CALCULATIONS



20.00 % Panicum clandestinum, Tioga 18.00 % Andropogon gerardii, 'Southlow'-MI Ecotype

0.50 % Monarda fistulosa, Fort Indiantown Gap-PA Ecotype

Seeding Rate: 20 lb per acre with a cover crop at 30 lb per acre

(dry sites - grain oats, Jan 1-Aug 1; or, grain rye, Aug 1-Jan 1; moist sites - grain rye year-round)

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Riparian Sites

A diverse mix of upland and wetland grasses and forbs with extensive wildlife and pollinator value. Provides food and cover for many of our songbirds, pheasants, deer and turkey. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

18.00 % Sorghastrum nutans, PA Ecotype 10.00 % Panicum virgatum, 'Shelter' 3.00 % Rudbeckia hirta

3.00 % Verbena hastata, PA Ecotype

1.50 % Zizia aurea, PA Ecotype

0.70 % Aster lanceolatus

2.40 % Asclepias incarnata, PA Ecotype

0.80 % Aster novae-angliae, PA Ecotype

0.80 % Solidago rugosa, PA Ecotype

0.70 % Aster puniceus, PA Ecotype

0.30 % Eupatorium perfoliatum, PA Ecotype

0.30 % Helenium autumnale, PA Ecotype

Deertongue, Tioga Big Bluestem, 'Southlow'-MI Ecotype

Indiangrass, PA Ecotype Switchgrass, 'Shelter' Blackeyed Susan

Blue Vervain, PA Ecotype

Lance Leaved Aster

Boneset, PA Ecotype

Swamp Milkweed, PA Ecotype

Golden Alexanders, PA Ecotype

New England Aster, PA Ecotype

Purplestem Aster, PA Ecotype

Wrinkleleaf Goldenrod, PA Ecotype

Common Sneezeweed, PA Ecotype

Wild Bergamot, Fort Indiantown Gap-PA Ecotype

22.13 12.85 14.60 12.32 31.20 38.40 177.60 72.00 336.00 264.00 432.00 432.00 96.00 192.00

216.00

Mix Price/Lb Bulk: \$32.65



REVISIONS

REV DATE COMMENT

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 DEA220023.00

 DRAWN BY:
 EAC

 CHECKED BY:
 DMK

 DATE:
 08/15/23

 CAD I.D.:
 LSCP - 0

PRELIMINARY
MINOR LAND
DEVELOPMENT

PLAN

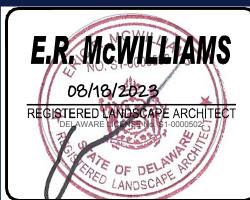


PROPOSED DEVELOPMENT

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CITY OF NEWARK, DE 19713
NEW CASTLE COUNTY
TM: 18-046.00-024

BOHLER/

18958 COASTAL HWY, SUITE D REHOBOTH BEACH, DE 19971 Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com



HEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C701

### LANDSCAPE SPECIFICATIONS

### 1. SCOPE OF WORK

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION PERMANENT SEEDING OR SODDING PLANTING AND MULCHING INCLUDING ALL LABOR MATERIALS. TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

- 2. MATERIALS A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

### E. FERTILIZER

- 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY
- F PLANT MATERIAL 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL
- PLANT MATERIAL 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST
- ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 1.4 TREES WITH ARRASION OF THE BARK SUN SCALDS DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/2" WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH
- WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE INSECTS PESTS EGGS OR LARVAE
- 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER. THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL

### 3. GENERAL WORK PROCEDURES

A CERTIFIED SOIL LABORATORY.

- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING. ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF
- ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE
- C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED
- C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED. IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

## 6. SOIL MODIFICATIONS

- A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY
- B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS
- C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY 1.1 TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. THOROUGHLY TILL ORGANIC
- MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING
- COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE
- 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

- A. UNLESS OTHERWISE CONTRACTED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL
- 2. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- . CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS
- D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1 000 SQUARE FOOT AREA): 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

SFASON.

- A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING

UTILIZING CLEAN. SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES. SHRUBS. VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING

ACFR RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULOUS VARIETIES **CARPINUS VARIETIES** PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

- I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS • 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
  - A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT
- C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

• 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP
- L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- M. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

### 10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL,
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE. E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

- A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

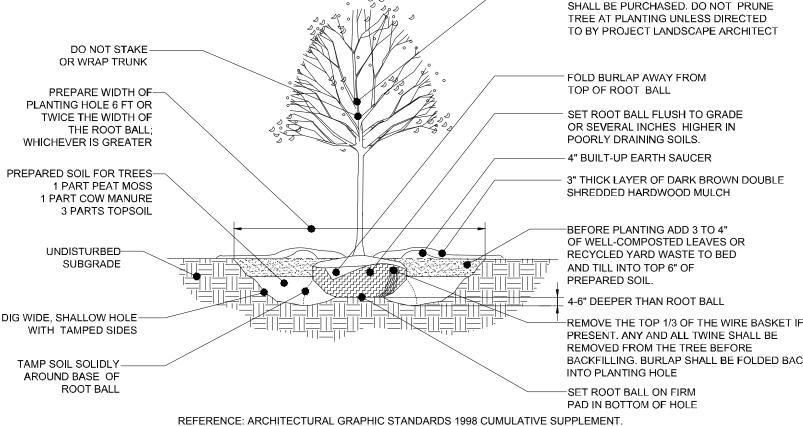
- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE. THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

### ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED, DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT DO NOT STAKE OR-FOLD BURLAP AWAY FROM TOP OF WRAP TRUNK ROOT BALL SET ROOT BALL FLUSH TO GRADE OR PREPARE WIDTH OF -SEVERAL INCHES HIGHER IN PLANTING HOLE 6 FT OR TWICE THE WIDTH POORLY DRAINING SOILS. OF THE ROOT BALL: - 4" BUILT-UP EARTH SAUCER WHICHEVER IS GREATER - 3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 BEFORE PLANTING ADD 3 TO 4" PART COW MANURE 3 OF WELL-COMPOSTED LEAVES PARTS TOPSOIL OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL 4-6" DEEPER THAN ROOT BALL UNDISTURBED-SUBGRADE REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT. ANY AND ALL TWINE SHALL BE REMOVED DIG WIDE, SHALLOW HOLE-FROM THE TREE BEFORE BACKFILLING. BURLAP SHAL WITH TAMPED SIDES BE FOLDED BACK INTO PLANTING HOLE TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

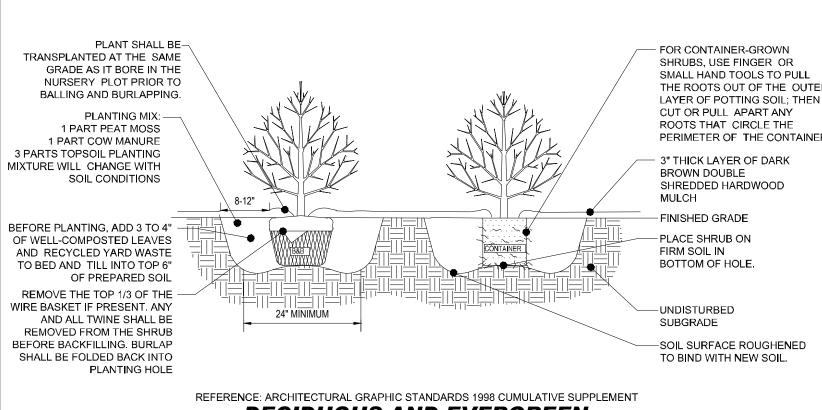
## **EVERGREEN TREE PLANTING DETAIL**

ONLY TREES WITH ONE MAIN LEADER



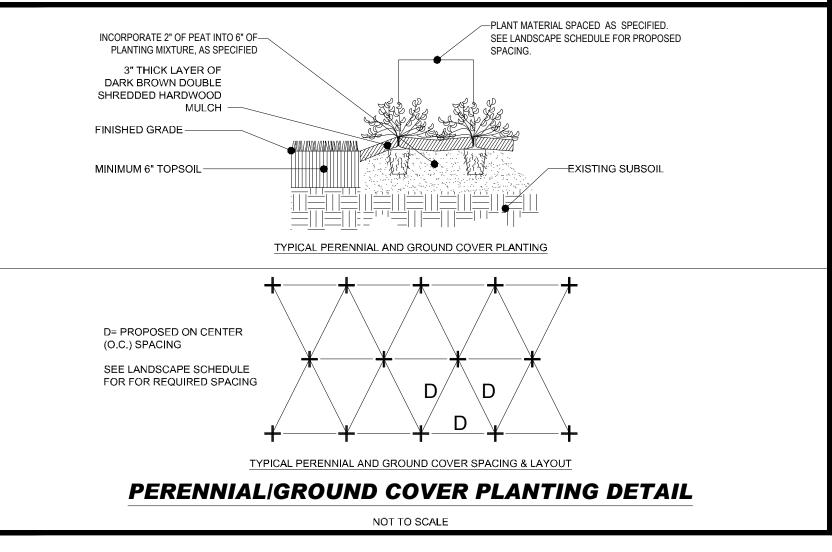
## **DECIDUOUS TREE PLANTING DETAIL**

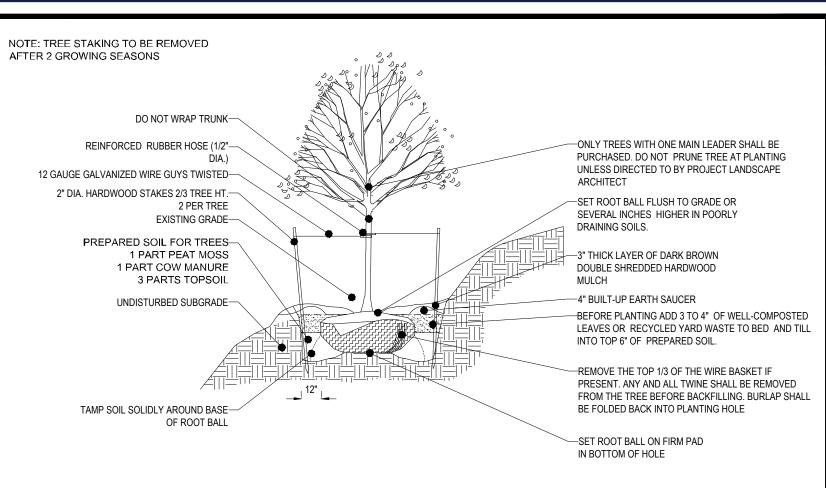
NOT TO SCALE



## **DECIDUOUS AND EVERGREEN** SHRUB PLANTING DETAIL

NOT TO SCALE





## TREE PLANTING ON SLOPE DETAIL

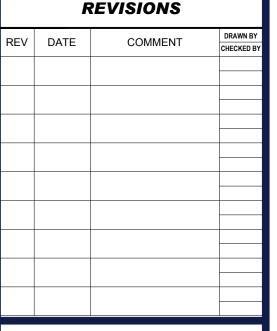
### **OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK. THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.







It's fast. It's free. It's the law.

NOT APPROVED FOR

CONSTRUCTION THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEN

EVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. **PROJECT No.:** DRAWN BY: CHECKED BY

> CAD I.D.: **PRELIMINARY** MINOR LAND **DEVELOPMENT**



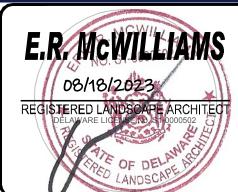
PROPOSED DEVELOPMENT 1110 S. COLLEGE AVE.

CITY OF NEWARK, DE 19713

NEW CASTLE COUNTY

TM: 18-046.00-024

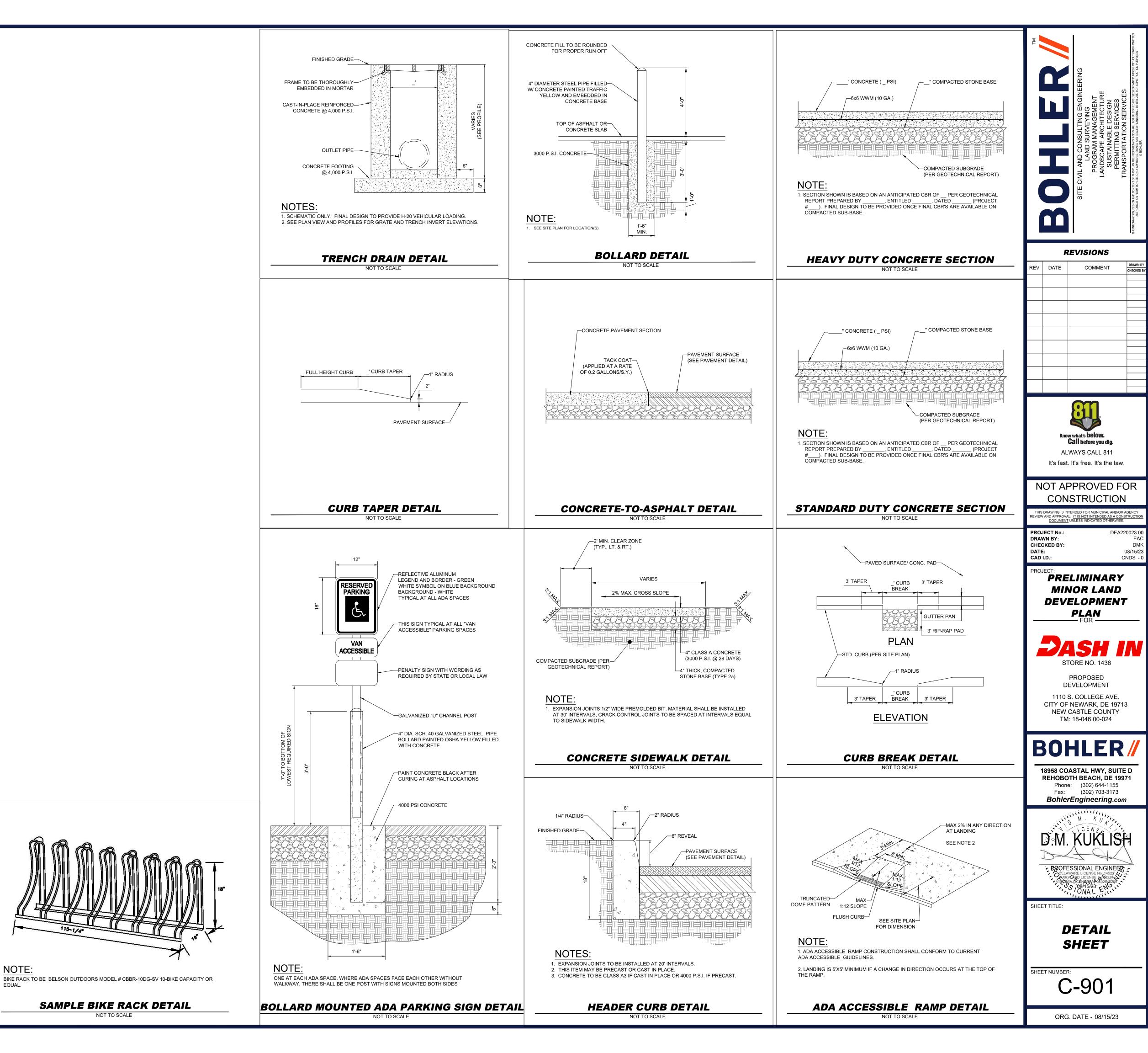
18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 **BohlerEngineering.com** 

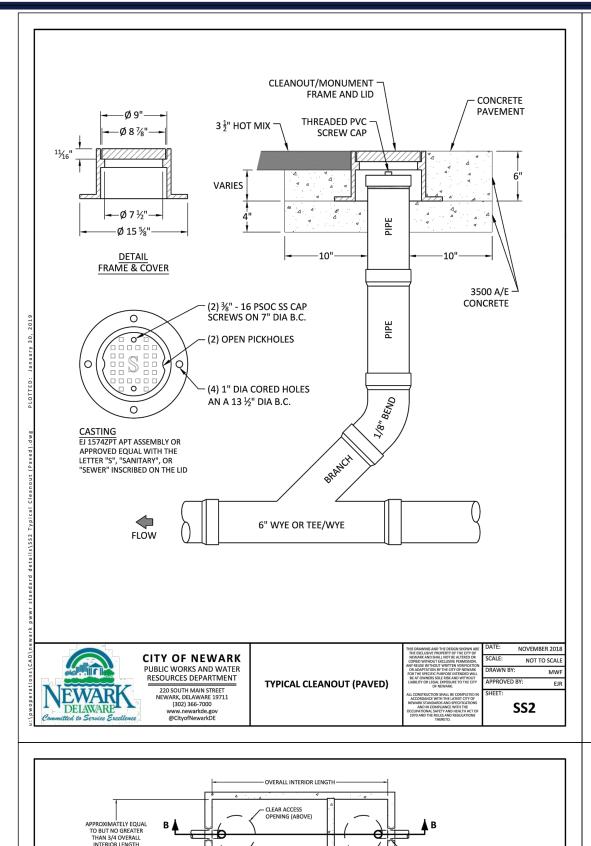


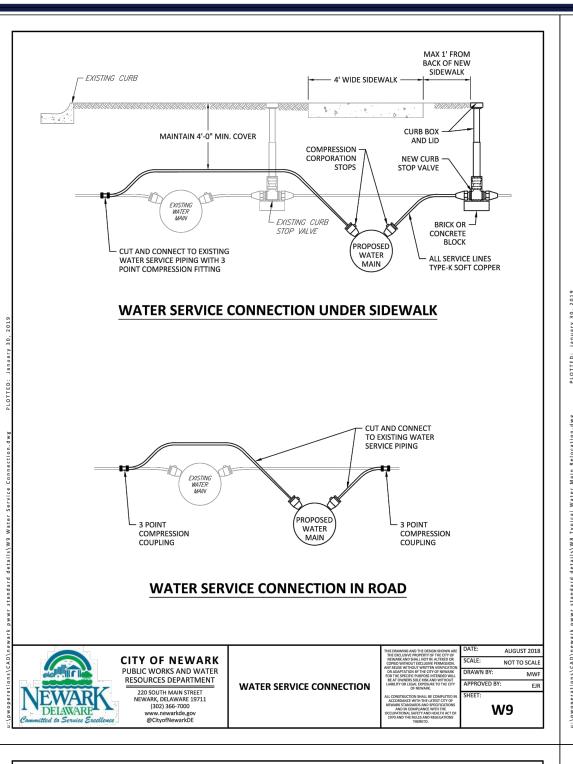
LANDSCAPE PLAN

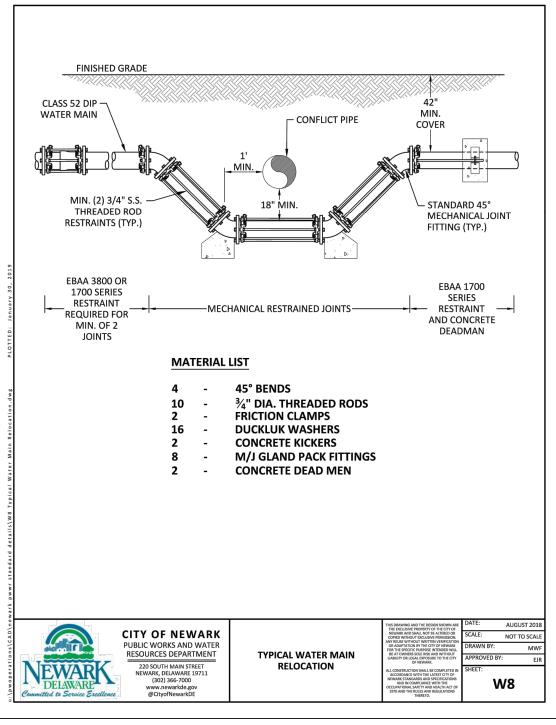
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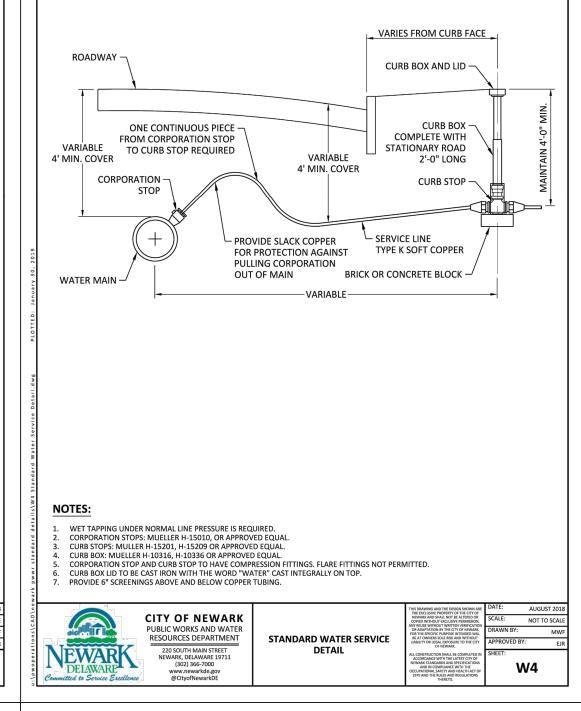
**C702** 

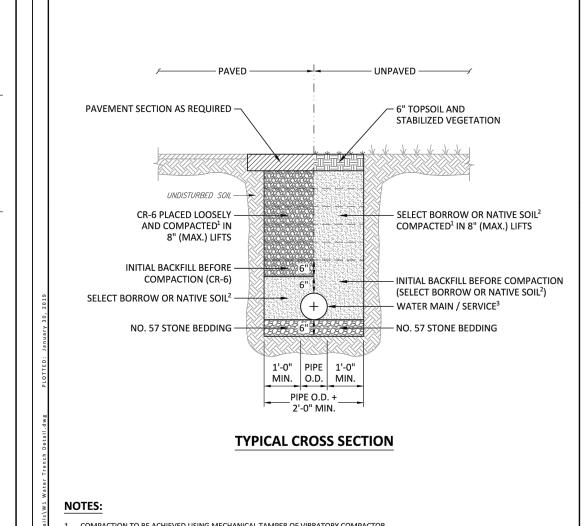


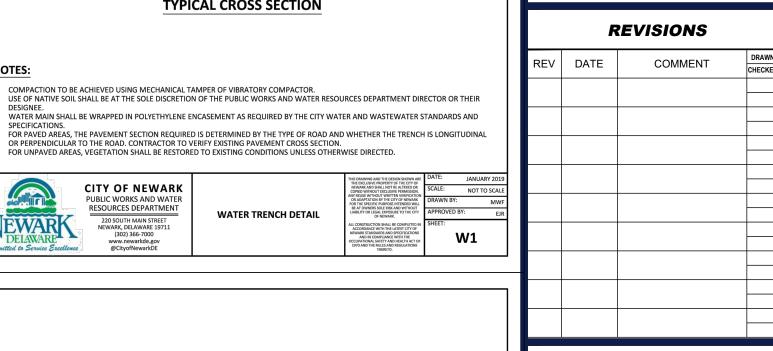












← 6" TOPSOIL AND

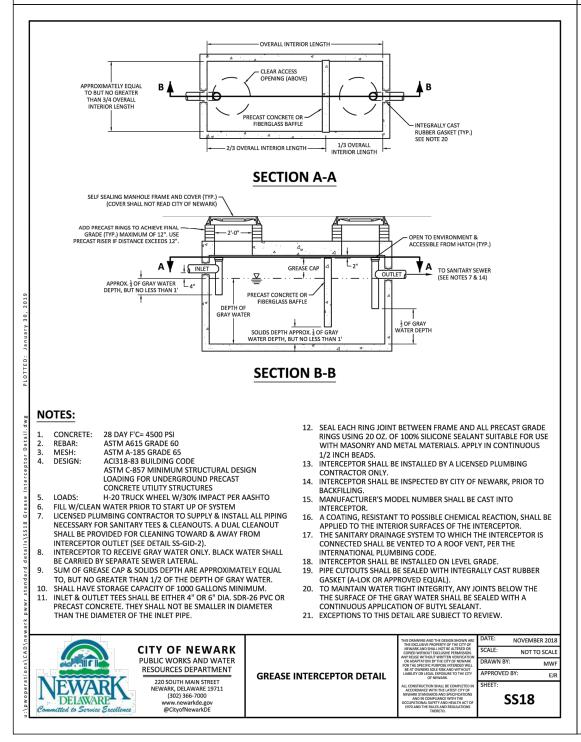
STABILIZED VEGETATION

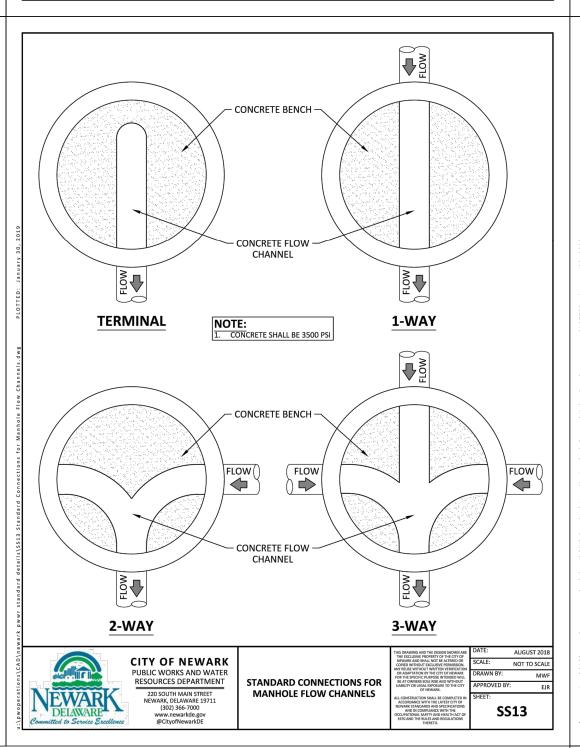
– AASHTO NO. 10 "STONE DUST"

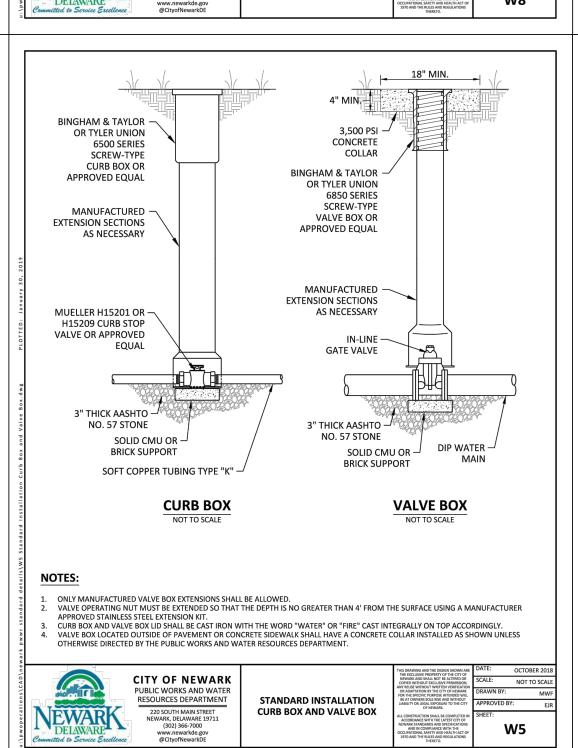
COMPACTED<sup>1</sup> IN 8" (MAX.) LIFTS

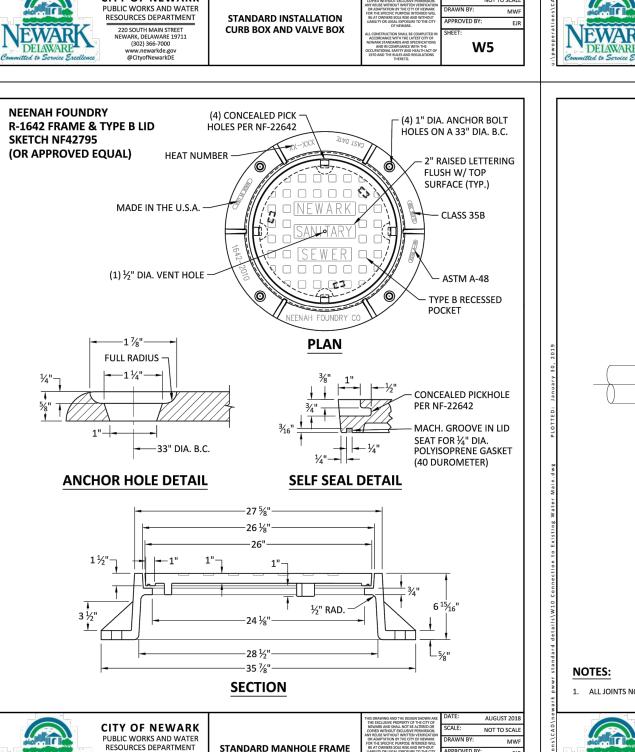
- INITIAL BACKFILL BEFORE COMPACTION

OR SELECT BORROW



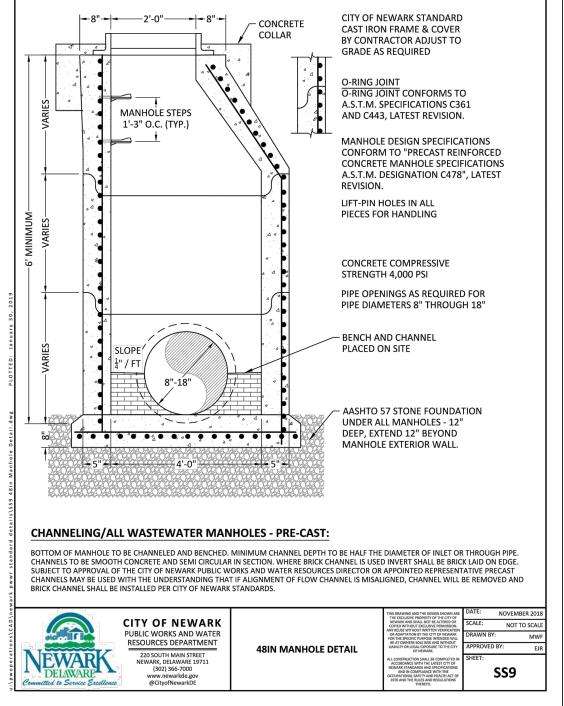






AND COVER

SS6



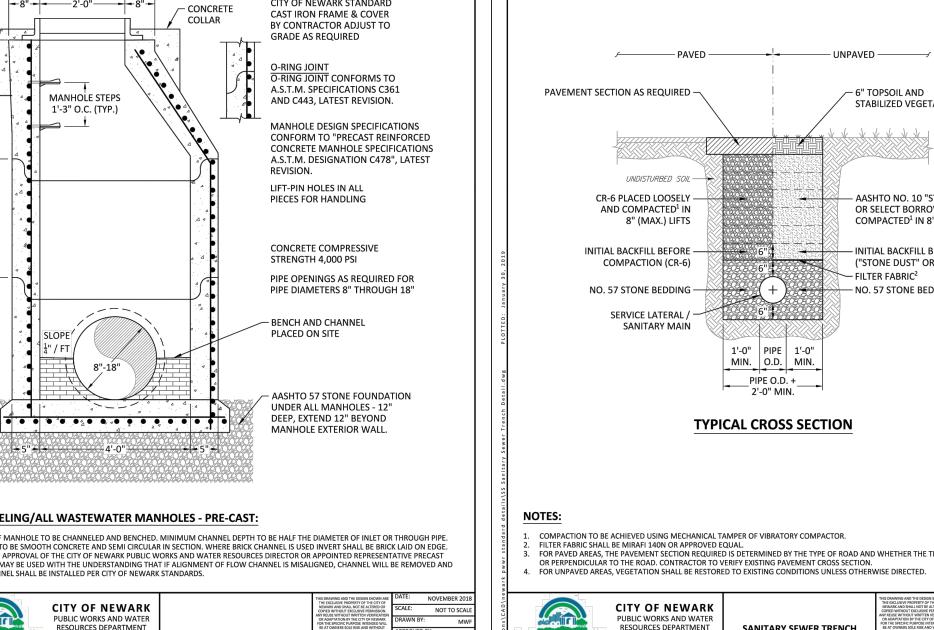
EXISTING WATER MAIN -

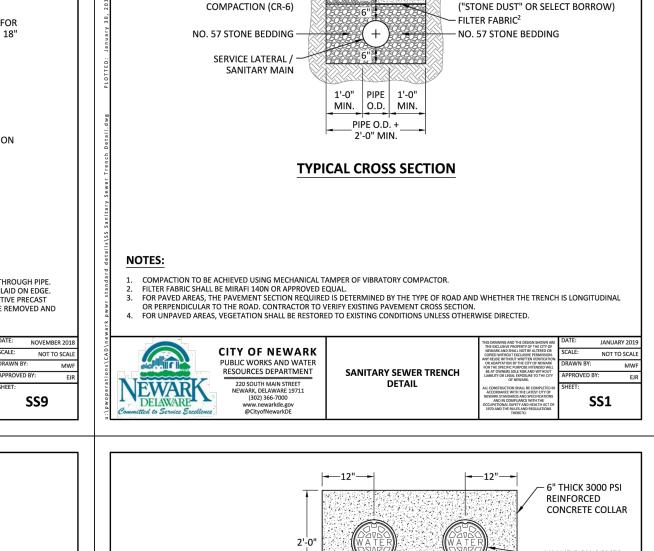
**CITY OF NEWARK** 

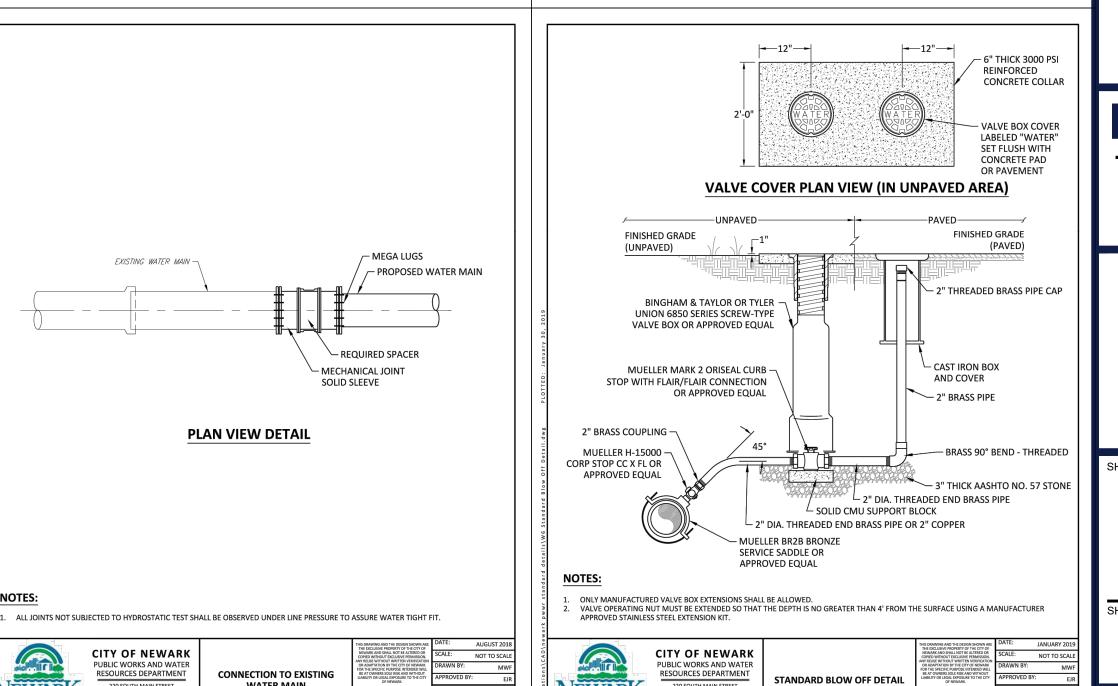
PUBLIC WORKS AND WATER

WATER MAIN

W10







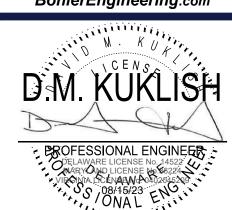


08/15/23 CNDS - 0

DEVELOPMENT 1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY TM: 18-046.00-024



18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com



SHEET TITLE:

DETAIL SHEET

C-902

### EXISTING NOTE ONSITE PROPERTY LINE / R.O.W. LINE NEIGHBORING PROPERTY LINE NTERIOR PARCEL LIN CITY OF NEWARK GENERAL NOTES SPILL CURB | TRANSITION CURB CONCRETE CURB & ALL CONSTRUCTION SHALL BE PER MOST CURRENT CITY OF NEWARK STANDARDS AND SPECIFICATIONS. BUILDING CODE AND FIRE CODE. AS-BUILT PLANS AND CHECKLIST SHALL BE SUBMITTED TO THE CITY OF NEWARK PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL HANDICAPPED PARKING STALLS, LOGOS, AND ACCESS AISLES SHALL BE MARKED WITH BLUE PAINT AND HATCHED ACCORDINGLY WITH LIGHT ANY DAMAGE TO THE CITY STORM SEWER, WATER, OR SANITARY SEWER INFRASTRUCTURE ⊚€ A MORE SUITABLE LOCATION IS DETERMINED BY THE PUBLIC WORKS WATER RESOURCE 0 WATER METER SHALL BE LOCATED AS CLOSE AS POSSIBLE TO WHERE THE DOMESTIC MAIN INDIVIDUAL WATER METER WILL BE PROVIDED FOR EACH DWELLING AND/OR COMMERCIA UNIT THE DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF THE METERS AND THE DEPTH WITH INTEGRAL DUAL CHECK VALVE, AND 4" INSULATION PAD. THE LIDS FOR ALL PARKING METER PITS SHALL BE H-20 RATED UNLESS OTHERWISE APPROVED THE DEVELOPER SHALL PAY FEES ASSOCIATED WITH THE NEW WATER METER PRIOR FRANSMISSION EQUIPMENT SHOULD THE PROPOSED BUILDING NEGATIVELY AFFECT THE PERFORMANCE OF THE CITY'S WIRELESS METER READING SYSTEM. AN 'APPROVAL TO CONSTRUCT' WILL BE REQUIRED FROM THE DEPARTMENT F PUBLIC LINE HEALTH OFFICE OF DRINKING WATER. A COPY OF THE APPROVED PERMIT SHALL BE 13. AN 'APPROVAL TO OPERATE' FROM THE DEPARTMENT OF PUBLIC HEALTH SHALL BE **ELEVATIONS** PROVIDED TO THE CITY PRIOR TO THE USE OF ANY DOMESTIC WATER OR ISSUANCE OF ANY . DEVELOPER SHALL PROVIDE A SET OF WATER SYSTEM DRAWINGS IN ACCORDANCE WITH THE STATE DEPARTMENT OF HEALTH DRINKING WATER STANDARDS FOR THEIR REVIEW AND 15. ALL WATER VALVES SHALL BE MUELLER UNLESS OTHERWISE APPROVED BY THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT. 16. THE DEVELOPER SHALL PAY THE SEWAGE TREATMENT PLANT (STP) FEE PRIOR RECEIVING A BUILDING PERMIT. ANY SANITARY SEWER LATERALS PROPOSED TO BE REUSED SHALL BE VISUALLY INSPECTE SANITARY SEWER LATERAL INSPECTOR, AT 302-229-1396 A MINIMUM OF 48 HOURS IN ADVANCE OF THE CCTV WORK ANI PROVIDE A DIGITAL COPY TOT HE PUBLIC WORKS AND WATER RESOURCE DEPARTMENT 18 THE DNREC 'CONSTRUCTION OF WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS PERMIT WILL BE REQUIRED AND SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL ELECTRIC LINE SHALL BE FURNISHED TO THE CITY WITHIN 30 DAYS OF DNREC APPROVAL. UNDERGROUND THE DEVELOPER SHALL PAINT ALL EXISTING AND PROPOSED FIRE HYDRANTS ASSOCIATED WITH THIS PROJECT TO REFLECT THE FLOW CAPACITY AND APPLY A 2-INCH REFLECTIVE TAPE IN ACCORDANCE WITH THE STATE FIRE CODE. SPRINKLERS ARE REQUIRED IN ALL UNITS AND ALL FIRE PROTECTION SYSTEMS SHALL SUBMITTED TO THE CITY OF NEWARK FIRE MARSHAL'S OFFICE FOR REVIEW AND PERMITTING UNDERGROUND TELEPHONE LINE PRIOR TO ISSUANCE OF BUILDING PERMIT 23. A BLUE CARD HOLDER WILL BE ON SITE AT ALL TIMES DURING CONSTRUCTION TO ENSURE ALL SEDIMENT AND STORMWATER REGULATIONS ARE ADHERED TO. UNDERGROUND 24. A CONCRETE WASHOUT AREA SHALL BE INSTALLED AND APPROVED BY THE PUBLIC WORKS CABLE LINE AND WATER RESOURCES DEPARTMENT. SEWER SITE DATA 1. TAX MAP #: 18-046.00-024 SEWER MAIN 2. SITE INFORMATION: 1110 S. COLLEGE AVENUE **HYDRANT** 0 V CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY SANITARY WHITE CLAY CREEK HUNDRED MANHOLE PIEDMONT WATERSHED 3. SITE LOCATION: NORTHING: 601209.8579 MANHOLE EASTING: 562465.4040 4. CITY OF NEWARK APPLICATION NO.: METER VALVE DATUM: **HORIZONTAL: NAD 83** VERTICAL: NAVD 88 TEMPORARY BENCH MARKS SET TBM-A: MAG NAIL SET IN CONCRETE WALK NORTH WESTERLY OF SURVEYED PROPERTY, ELEVATION = 66.89' NORTHING: 601324.5970 TYPICAL END EASTING: 562463.8710 TBM-B: MAG NAIL SET IN CONCRETE CURB SOUTHERLY CORNER OF SURVEYED PROPERTY, ELEVATION = 61.92 HEADWALL OR NORHTING: 600995.0350 ENDWALL EASTING: 562440.1930 7. EXISTING AREAS: 137,712± SF (3.16± AC) O EX. OPEN AREA: 7.357± SF EX. WOODED AREA: 8,573 ± SF EX. WETLANDS: 8. PROPOSED AREAS: BUILDING COVER 8,290± SF (0.19± AC) OTHER IMPERVIOUS COVER: 69,269± SF (1.59± AC) TELEPHONE (T) OPEN AREA: 65,102± SF (1.49± AC) MANHOLE WOODED AREA 8,573± SF (.20± AC) WETLAND AREA: 3,495± SF (0.08± AC) ELECTRIC DELDOT R.O.W DEDICATION 2,407± SF (0.06± AC) TOTAL GROSS ACREAGE 157,137± SF (3.61± AC 9. SITE COVERAGE AREAS: PEDESTAL 137,712± SF **EXISTING IMPERVIOUS MONITORING** PROPOSED IMPERVIOUS 77 559+ SF 10. PROPOSED LIMIT OF DISTURBANCE: 3.27± AC BENCHMARK 11. PROPOSED DISCHARGE LOCATION(S): POA 1: SOUTH-WESTERLY CORNER INTO CHRISTINA CREEK IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJE ORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD VRITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTI EPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AN

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

# PRELIMINARY SEDIMENT AND STORIVATER MANAGEMENT PLAN

## DASH IN FOOD STORES INC.

**PROPOSED** 

## **DASH IN (STORE #1436)**

**LOCATION OF SITE** 1110 S. COLLEGE AVE. **CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY** TM: 18-046.00-024



SCALE:1" = 800'

PLAN REFERENCE:

Copyright: 2023

Nearmap, HERE

**DEVELOPER/APPLICANT** 

**EQUITABLE OWNER** 

DASH IN FOOD STORES, INC

102 CENTENNIAL STRÉET LA PLATA, MD 20646

SEDIMENT AND STORMWATER APPROVAL STAMP

**OWNER** 

DAVE CANTERA

2301 N. DUPONT HIGHWAY NEW CASTLE DELAWARE, 19720 PHONE: 302-383-9705

PREPARED BY

BOHLER//

**CONTACT: CORY TIESTE** 

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
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SCHEMATIC PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	C-602
SCHEMATIC CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	C-603
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CONSTRUCTION SITE DETAILS AND NOTES	C-608
CONSTRUCTION SITE DETAILS	C-609 TO C-610

## STANDARD SEDIMENT AND STORMWATER **CONSTRUCTION NOTES**

- 1. THE CITY OF NEWARK PUBLIC WORKS MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- 2. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN
- 3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER
- STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY
- EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION). THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE
- POST CONSTRUCTION VERIFICATION DOCUMENTS SHALL BE SUBMITTED TO THE CITY OF
- IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS. EASEMENTS. ETC., NECESSAR'
- 11. THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS # (TO BE FILLED ONCE RECEIVED). THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNREC. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING ANY SEDIMENT FROM PUBLIC ROADS IN

THE VICINITY OF THE STABILIZED CONSTRUCTION ENTRANCE DUE TO CONSTRUCTION

- CONSTRUCTION GENERAL PERMIT.
- 14 BEFORE ANY FARTHWORK OR EXCAVATION TAKES PLACE THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. TO
- HAVE ALL EXISTING UTILITIES MARKED ONSITE. OR WIND FROM LEAVING THE SITE PERIMETER CONTROLS SHALL BE CHECKED DAILY AND DIRECTED BY THE NEW CASTLE COUNTY CONSTRUCTION SITE REVIEWER
- DELAWARE CONSTRUCTION GENERAL PERMIT (CGP). DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANEN STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS. SEED TAGS. SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT TO VERIFY THAT THE
- 18. THE CITY OF NEWARK MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.

PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH

## CERTIFICATION OF OWNERSHIP

DAVE CANTERAL CERTIFY THAT: I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN. THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION, AND ALL LAND CLEARING, ONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION IN ADDITION I GRANT THE DIREC SEDIMENT AND STORMWATER PROGRAM AND THE CITY OF NEWARK THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT. AS REFERENCED ON THIS COVER SHEET.

DAVE CANTERA 2301 N. DUPONT HIGHWAY NEW CASTLE DE. 19720

## CERTIFICATION OF EQUITABLE OWNERSHIP

I, JASON BELT, CERTIFY THAT: I AM THE EQUITABLE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN. THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION. AND ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION, IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND THE CITY OF NEWARK THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.

**JASON BELT** 102 CENTENNIAL STREET LA PLATA, MD 20460

## **CERTIFICATION OF PLAN ACCURACY - ENGINEER**

I, DAVID M. KUKLISH, P.E., HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS



APPROVE	ED BY:	
	PUBLIC WORKS DIRECTOR FOR CITY OF NEWARK	DATE
APPROVE	ED BY:	
	CITY MANAGER FOR CITY OF NEWARK	DATE
	ED BV:	

CITY SECRETARY FOR CITY OF NEWARK

REVISIONS			
EV	DATE	COMMENT	DRAWN BY CHECKED BY



## NOT APPROVED FOR CONSTRUCTION

CONSTR	OCTION
THIS DRAWING IS INTENDED FOR REVIEW AND APPROVAL. IT IS NOT	INTENDED AS A CONSTRUCT
DOCUMENT UNLESS IND	ICATED OTHERWISE.
PROJECT No.:	DEA220023
DRAWN BY:	E
CHECKED BY:	DI

PRELIMINARY MINOR LAND DEVELOPMENT

CAD I.D.:



PROPOSED DEVELOPMENT

1110 S. COLLEGE AVE CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY TM: 18-046.00-024



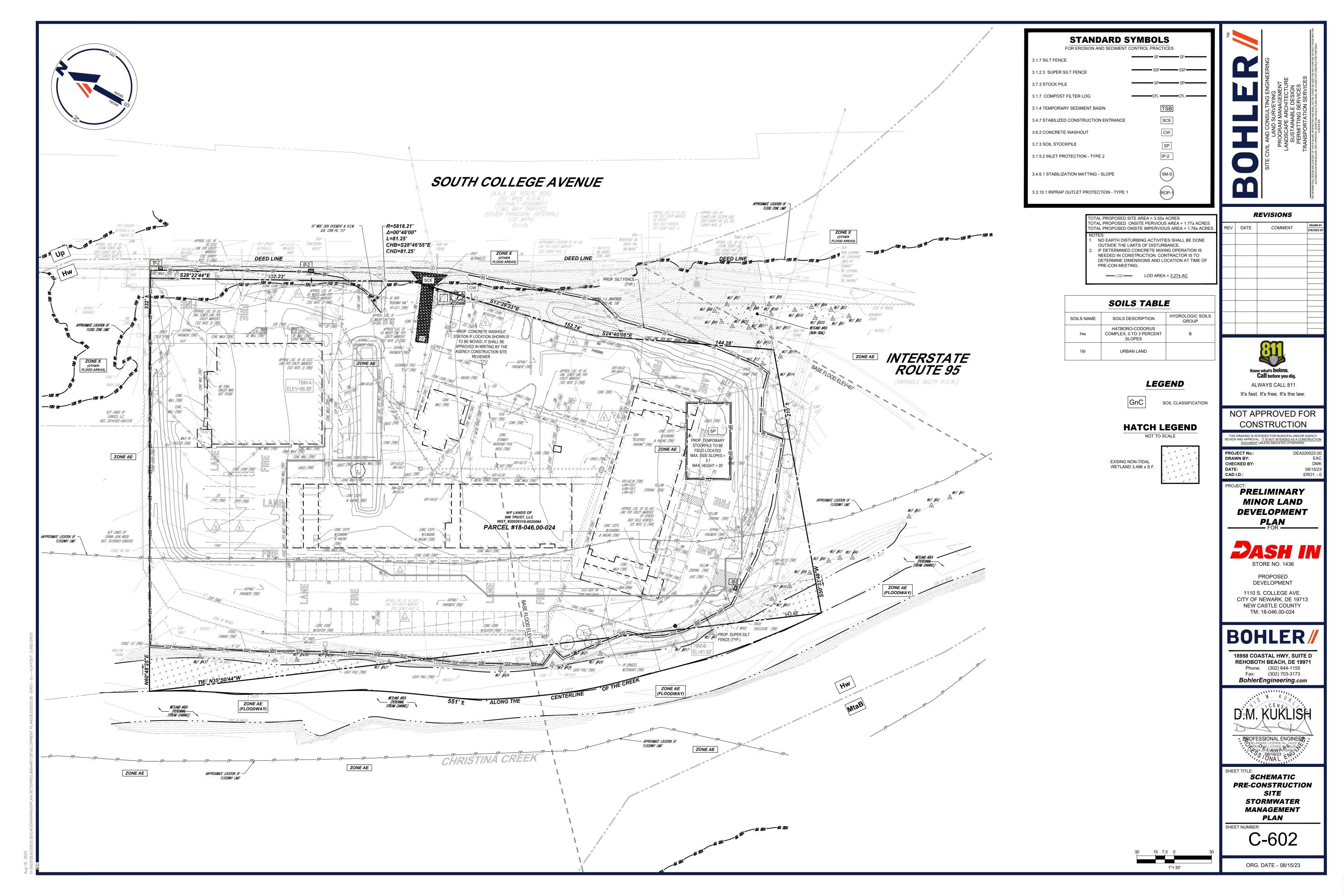
18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com

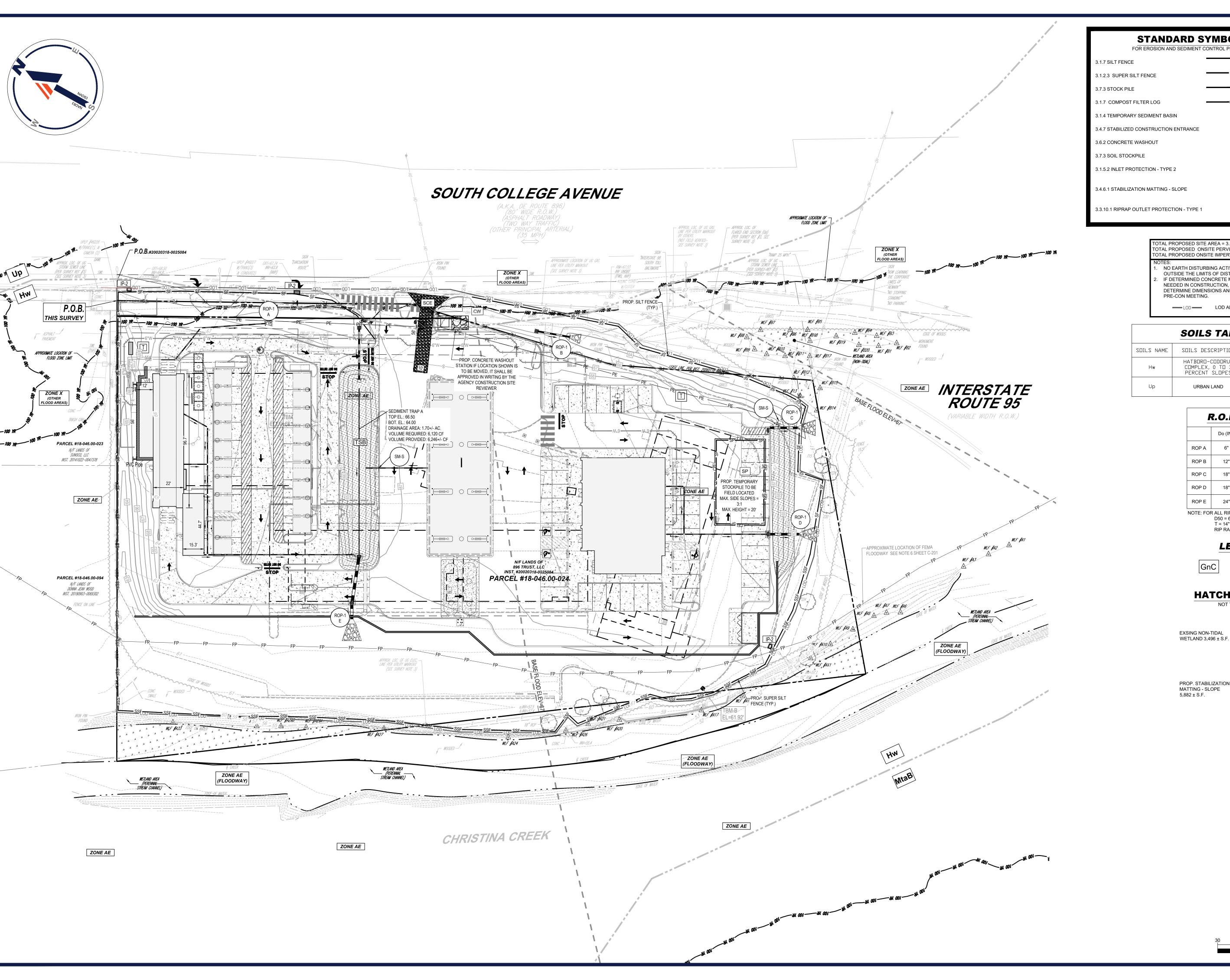


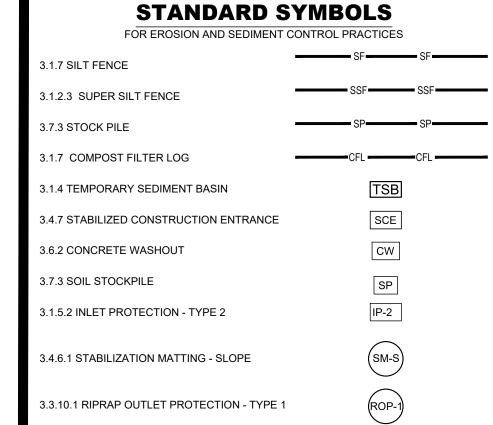
PRELIMINARY SEDIMENT STORMWATER **MANAGEMENT** 

C-601

**COVER SHEET** 







TOT	AL PROPOSED SITE AREA = 3.55± ACRES
TOT	AL PROPOSED ONSITE PERVIOUS AREA = 1.77± ACRES
TOT	AL PROPOSED ONSITE IMPERVIOUS AREA = 1.78± ACRE
NO	TES:
1.	NO EARTH DISTURBING ACTIVITIES SHALL BE DONE
	OUTSIDE THE LIMITS OF DISTURBANCE.
2.	IF DETERMINED CONCRETE MIXING OPERATION IS
	NEEDED IN CONSTRUCTION, CONTRACTOR IS TO
	DETERMINE DIMENSIONS AND LOCATION AT TIME OF
	PRE-CON MEETING.
	LOD AREA = $3.27 \pm AC$

	<b>E</b>	
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP
Hw	HATBORO-CODORUS COMPLEX, 0 TO 3 PERCENT SLOPES	В
Up	URBAN LAND	

<u> </u>	R.O.P. TABLE			
	Do (IN.)	La (FT.)	W (FT.)	
ROP A	6"	4'	4.5'	
ROP B	12"	6'	7'	
ROP C	18"	10'	11.5'	
ROP D	18"	10'	11.5'	
ROP E	24"	12'	14'	

NOTE: FOR ALL RIP RAP OUTFALL PROTECTION: D50 = 6" T = 14" RIP RAP SIZE (R NO.) = R-4

**LEGEND** 

SOIL CLASSIFICATION

**HATCH LEGEND** 

NOT TO SCALE



PROP. STABILIZATION MATTING - SLOPE



REVISIONS					
REV	DATE	COMMENT	DRAWN BY		
			CHECKED BY		



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> PRELIMINARY **MINOR LAND DEVELOPMENT** PLAN



PROPOSED DEVELOPMENT 1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY

**BOHLER** 

TM: 18-046.00-024

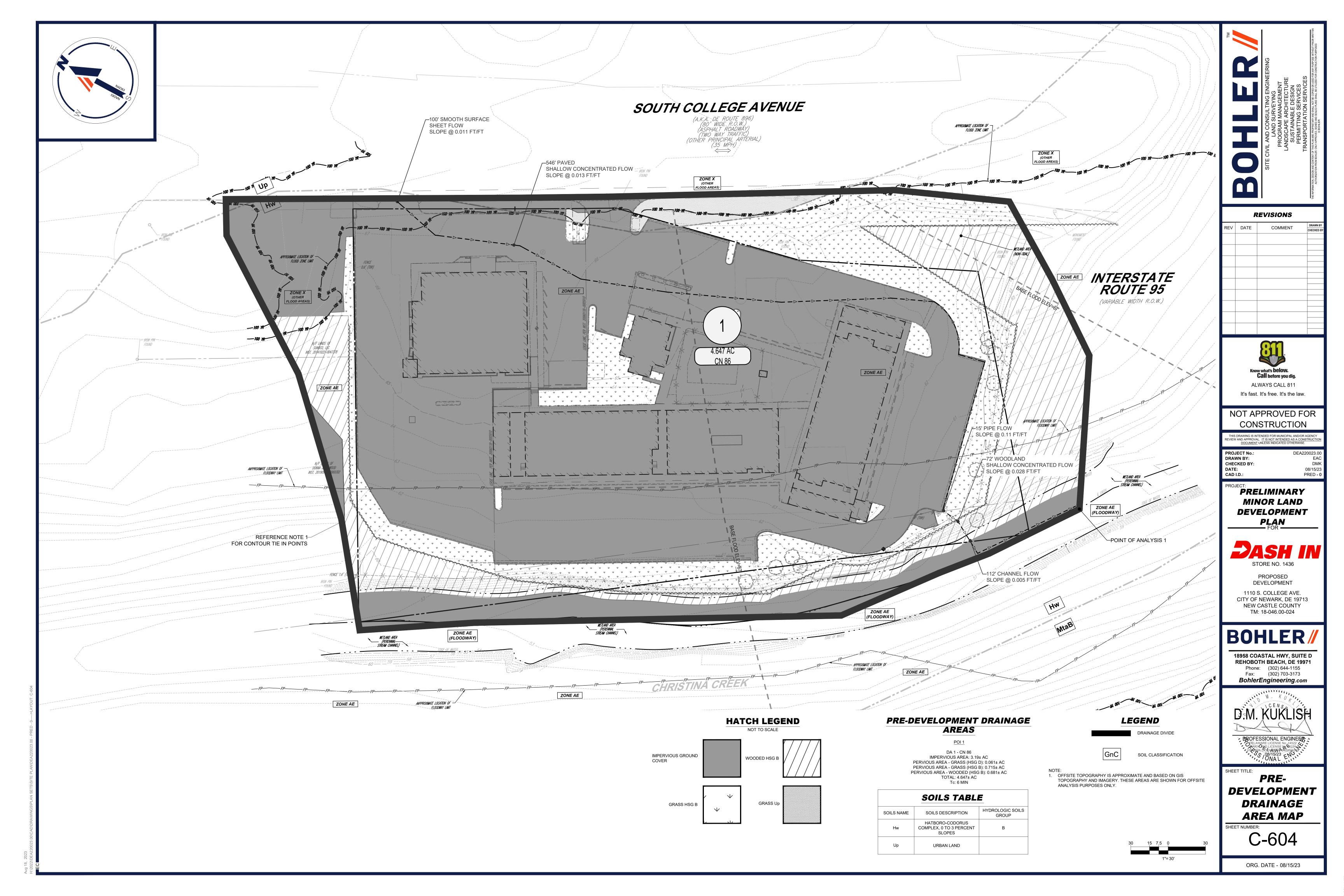
18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com

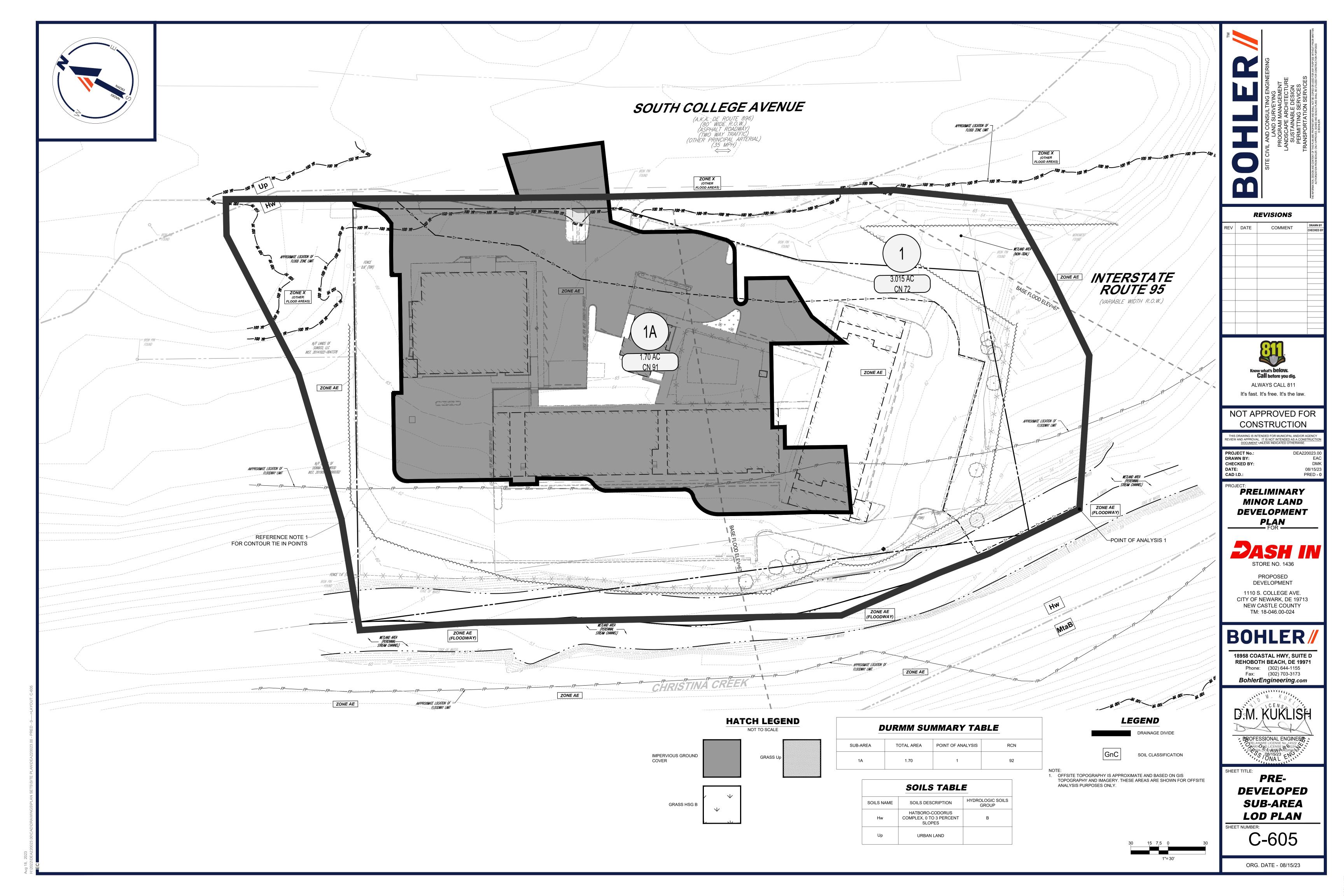


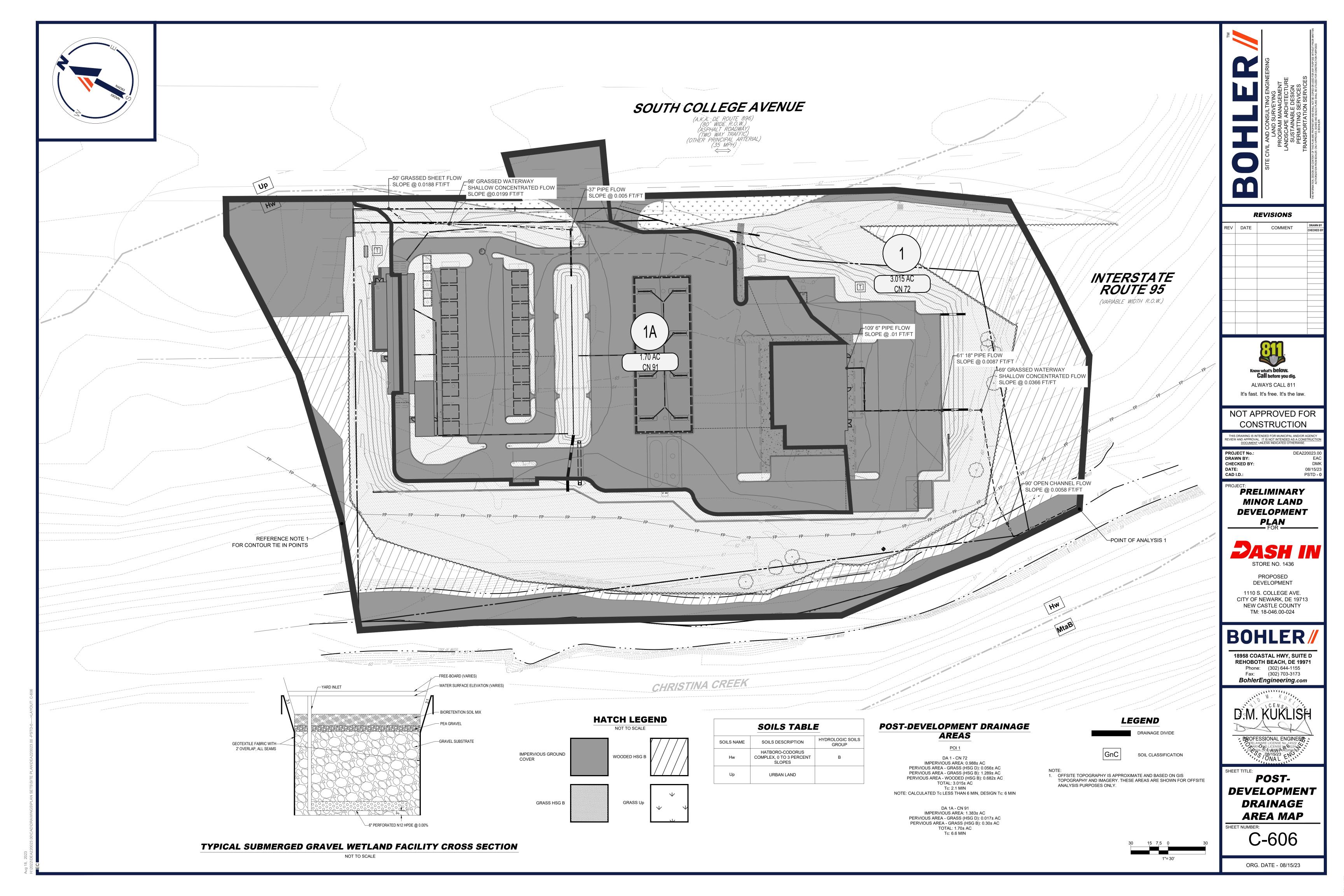
**SCHEMATIC CONSTRUCTION** SITE STORMWATER **MANAGEMENT** 

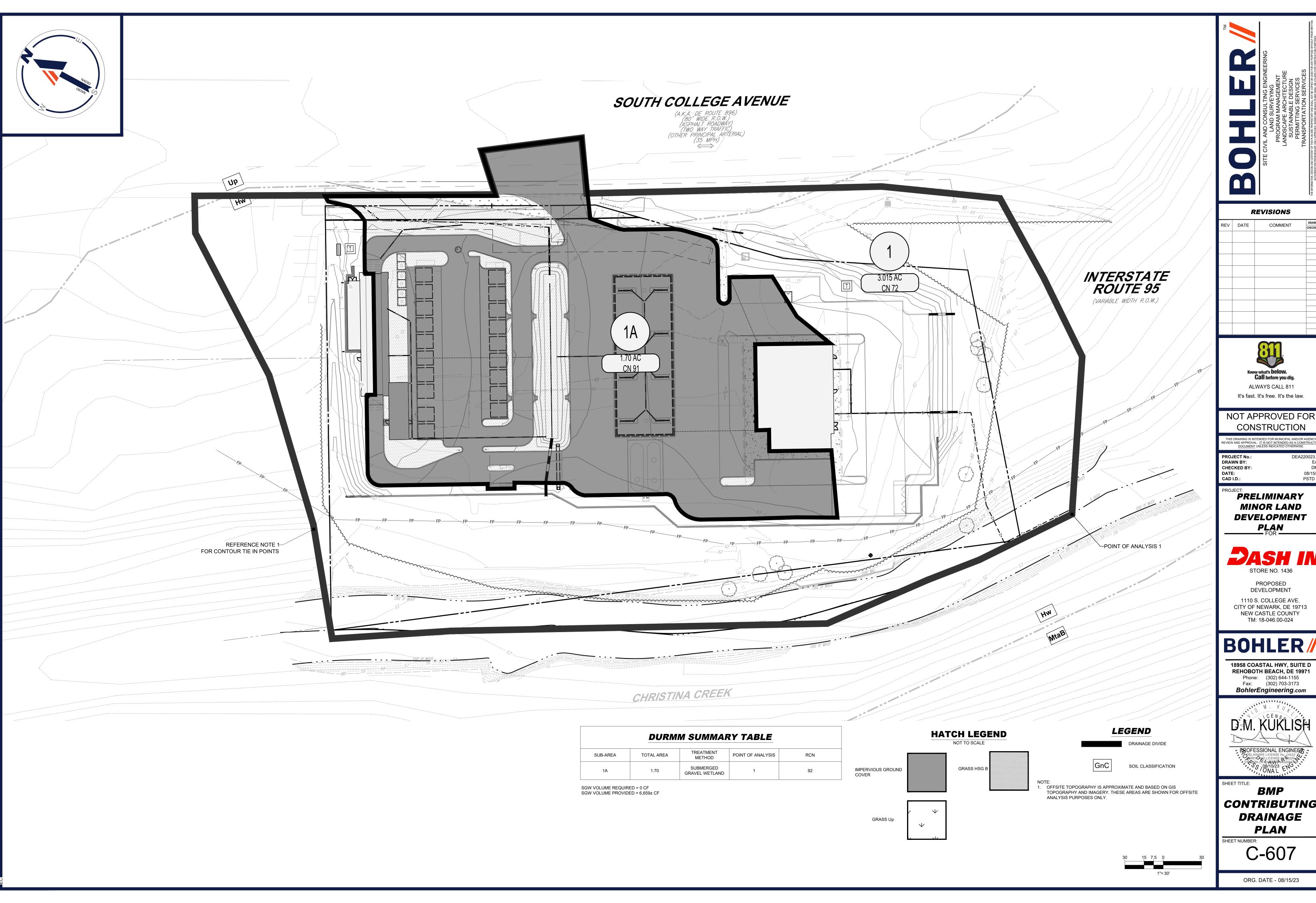
PLAN

C-603









REV DATE COMMENT

NOT APPROVED FOR

PRELIMINARY **MINOR LAND DEVELOPMENT** 

18958 COASTAL HWY, SUITE D REHOBOTH BEACH, DE 19971

Phone: (302) 644-1155

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BohlerEngineering.com

PROFESSIONAL ENGINEER

OPELAWARE LICENSE NO. 14522

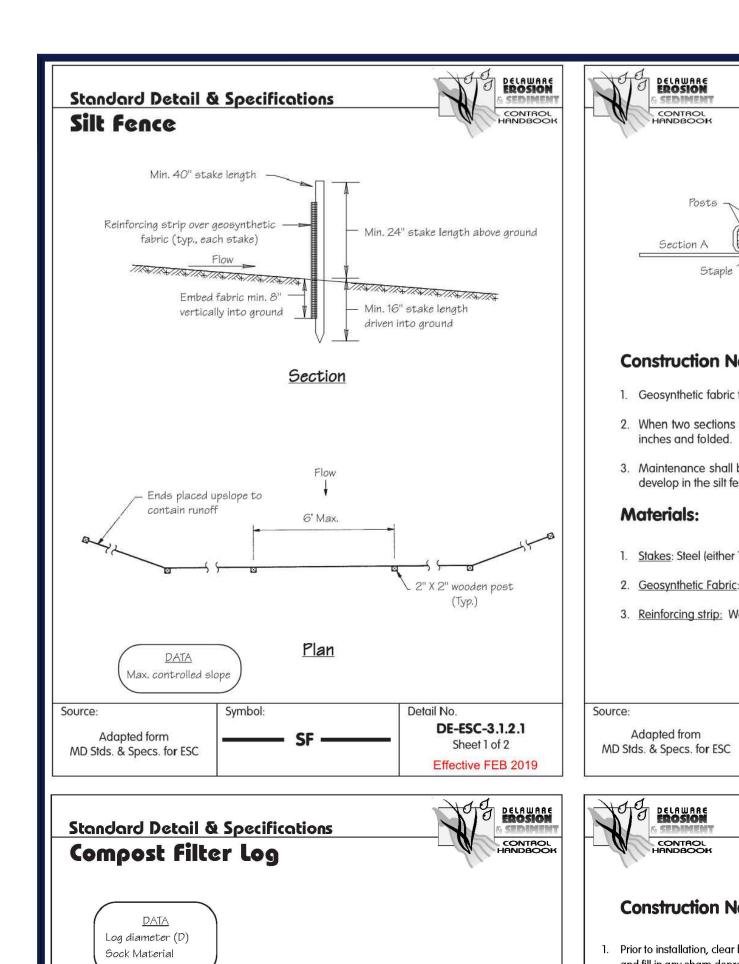
NARYOND LICENSE NO. 86224

VIRGINIA LICENARM POR 12645 209

08/15/23

ONA L

CONTRIBUTING DRAINAGE



prevent bypass

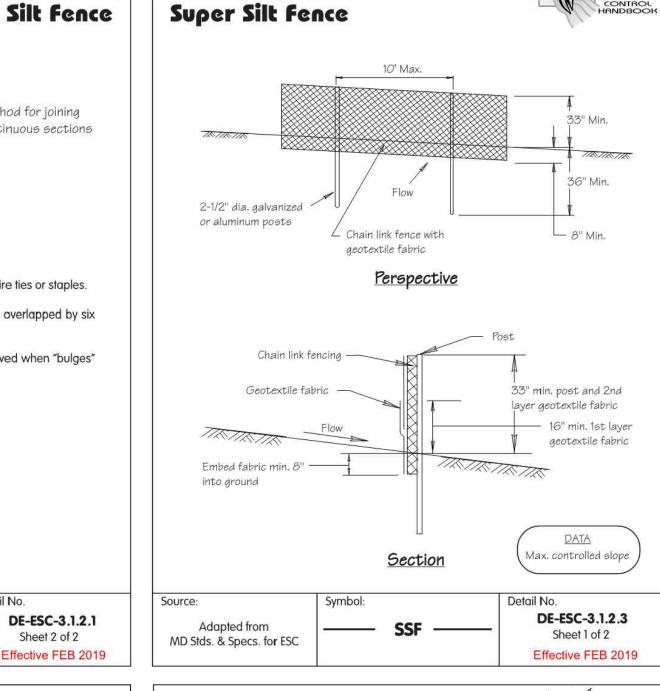
Adapted from

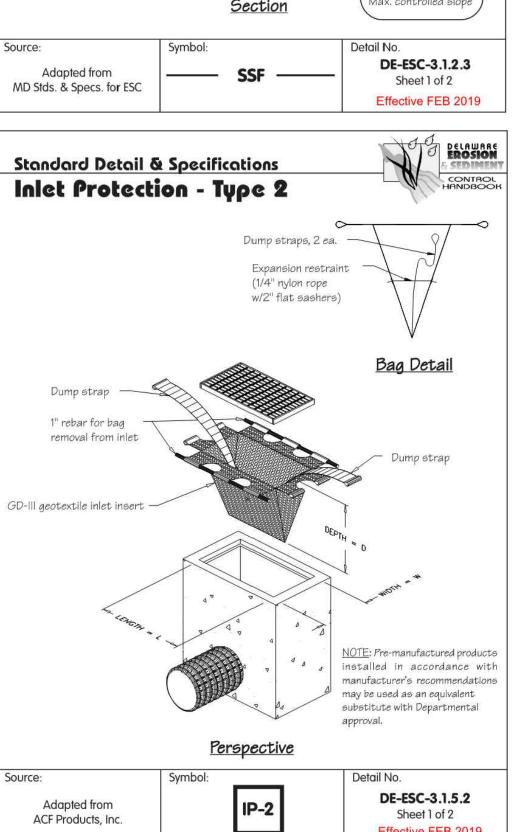
Filtrexx<sup>TM</sup> International

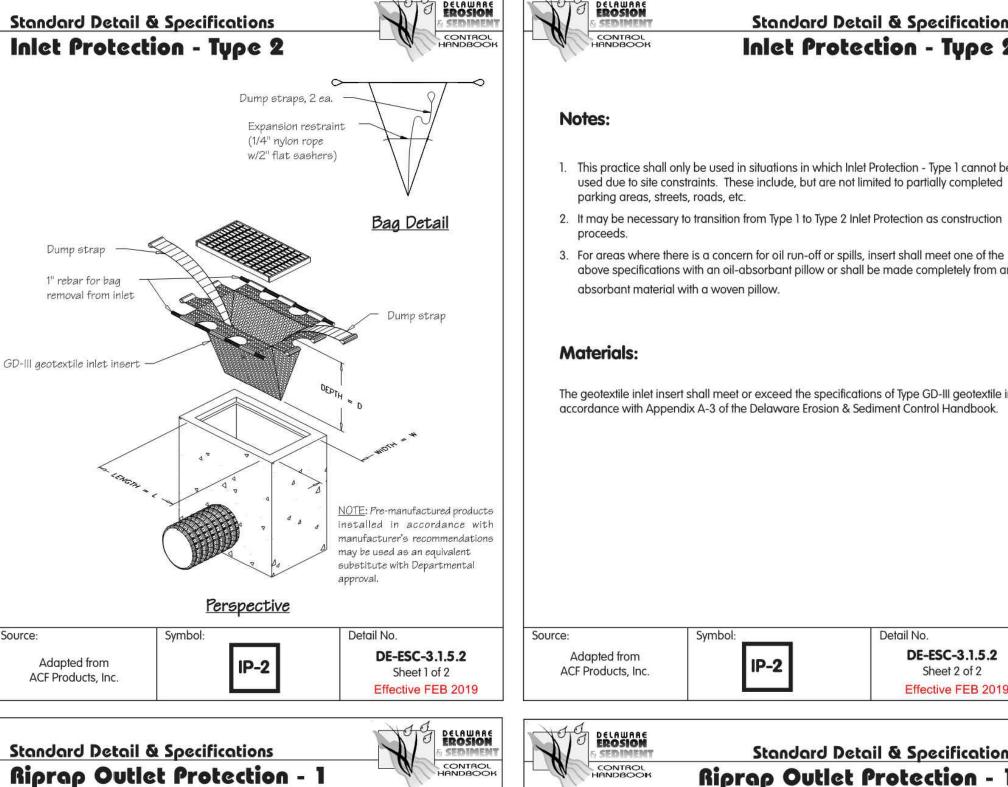
MD Stds & Specs for ESC &

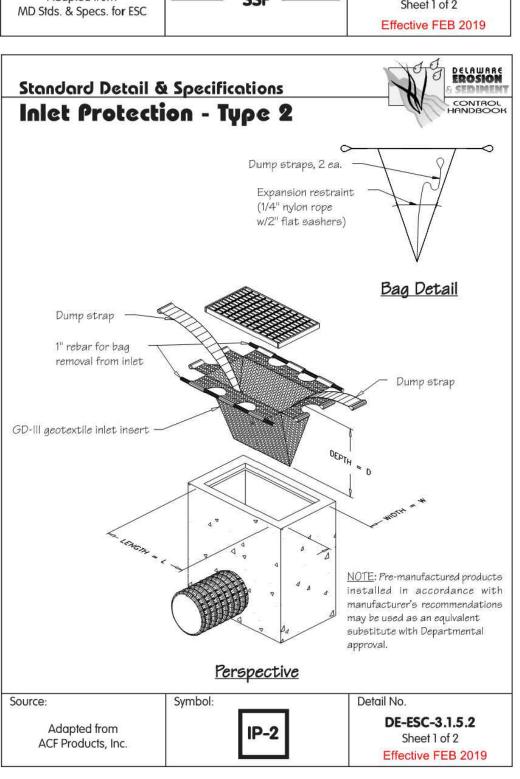
Compost log sized for

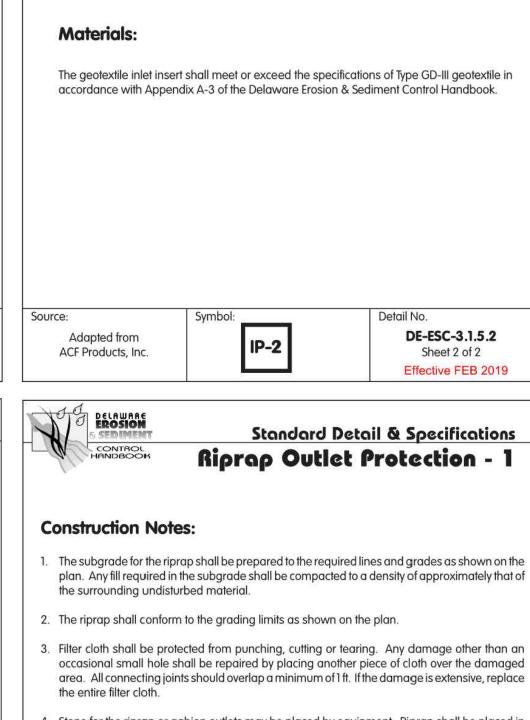
area to be













## **Construction Notes:**

- The poles do not need to be set in concrete.
- 2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
- 3. Geotextile fabric shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- 4. Geotextile fabric shall be embedded a minimum of 8" into the ground.
- 5. When two sections of geotextile fabric adjoin each other, they shall be overlapped by 6" and folded.
- 6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

## **Materials:**

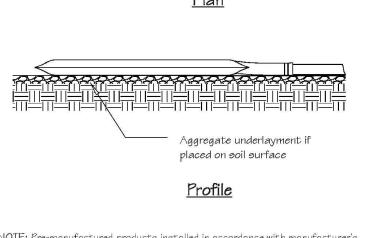
- . <u>Fencing</u>: Fencing shall be 42 inches in height and constructed in accordance with the latest Delaware Department of Transportation (Del-DOT) Specifications for Chain Link Fencing (Section 727). The Del-DOT specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.
- Geosynthetic Fabric: Type GD-I

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SSF	DE-ESC-3.1.2.3 Sheet 2 of 2
		Effective FEB 2019



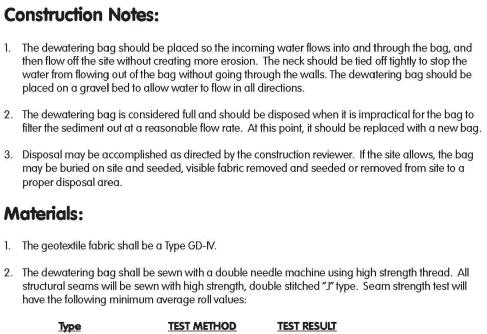
- 1. This practice shall only be used in situations in which Inlet Protection Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed
- 3. For areas where there is a concern for oil run-off or spills, insert shall meet one of the above specifications with an oil-absorbant pillow or shall be made completely from an oil-

## Standard Detail & Specifications Geotextile Dewatering Bag High strength Geotextile dewatering bag otrapping



NOTE: Pre-manufactured products installed in accordance with manufacturer's recommendations may be used as an equivalent substitute with Departmental approval.

DE-ESC-3.2.1.2 Adapted from Sheet 1 of 2 ACF Products, Inc. Effective FEB 2019



Standard Detail & Specifications

Method for joining

continuous sections

DE-ESC-3.1.2.1

Sheet 2 of 2

Effective FEB 2019

**DE-ESC-3.1.7** 

Sheet 2 of 2

Standard Detail & Specifications

Geotextile Dewatering Bag

Effective FEB 2019

Standard Detail & Specifications

Compost Filter Log

Construction Detail

Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.

2. When two sections of filter cloth adjoin each other they shall be overlapped by six

3. Maintenance shall be performed as needed and material removed when "bulges"

Prior to installation, clear bedding area of obstructions including rocks or debris larger than 1 inch

If socks are prepared on-site, fill the sock fabric using a pneumatic blower so that the logs are rigid

For trenched applications, excavate 2 to 4 inches below grade along the width and length of the

Install the compost filter logs perpendicular to the flow direction and parallel to the slope with the

On sites where this is not possible, upturn at a minimum length of 10' at a 30 degree angle to

For untrenched applications, blow or hand pack soil, mulch, or compost on the upslope side of the

6. Stake the filled log every 10 feet maximum through the center of the sock for trenched applications,

stake shall be angled downslope at a 45 degree angle to prevent the force of the water from

Remove accumulated sediment when it has reached half of the effective height of the log.

grade and protrude at least 3" above the top of the sock. If located on a slope greater than 8:1, the

When the length of the compost filter log needed exceeds the available compost filter sock length,

the next sock shall be overlapped a minimum of 12" before being filled, and a stake placed through

Inspect weekly and after rain event. If sock is degrading or the sock is failing, vegetate to secure the

compost, replace the log, or reinforce with an additional log. If the log has been crushed due to

construction equipment, it can be "fluffed" back to its effective height. If the effective height can no

longer be restored, the log shall be replaced or reinforced with an additional compost filter log.

beginning and end of the installation pointing up the slope a minimum of 1 foot elevation difference.

Construction Notes:

inches and folded.

Materials:

Adapted from

**Construction Notes:** 

compost filter log.

prevent runoff bypass.

dislodging to log.

Adapted from

MD Stds & Specs for ESC &

Filtrexx™ International

Adapted from

ACF Products, Inc.

both socks at the overlap.

log, filling the bottom void area.

application (min. 8")

<u>Surface Option Shown for</u>

Slopes less than 8:1

(NOTE: For steeper slopes, drive

NOTE: Manufacturer's recommendations supersede any

installation details shown for this practice

area to be

protected

**DE-ESC-3.1.7** 

Sheet 1 of 2

Effective FEB 2019

and fill in any sharp depression areas.

and do not deform. Terminate at the desired length.

develop in the silt fence.

2. Geosynthetic Fabric: Type GD-I

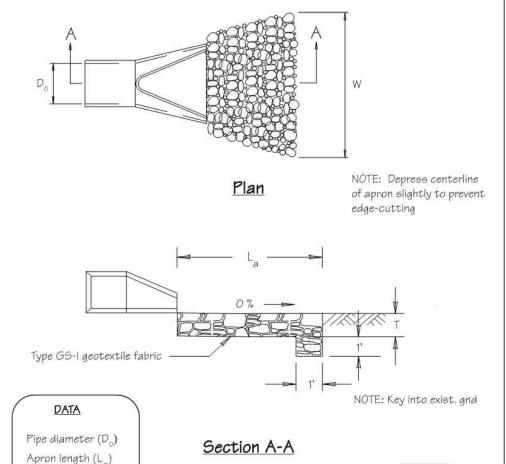
Stakes: Steel (either T or U) or 2" x 2" hardwood

3. Reinforcing strip: Wooden lath or plastic strip

ASTM D-4884 The dewatering bag shall have an opening large enough to accommodate a four (4) inch discharge hose with attached strap to tie off the hose to prevent the pumped water from escaping from the bag without being filtered.

> DE-ESC-3.2.1.2 Sheet 2 of 2 Effective FEB 2019

Apron width (W) Riprap size (R No.) Riprap thickness (T) Adapted from MD Stds. & Specs. for ESC



ROP-

 $T_w < 0.5 D_o$ 

DE-ESC-3.3.10.1

Sheet 1 of 2

Effective FEB 2019

. Stone for the riprap or gabion outlets may be placed by equipment. Riprap shall be placed in a manner to prevent damage to the filter cloth. Hand placement will be required to the extent necessary to prevent damage to the conduits, structures, etc.

l:		1
	(RO	P-1)

Adapted from

MD Stds. & Specs. for ESC

DE-ESC-3.3.10.1 Sheet 2 of 2 Effective FEB 2019

## **SEQUENCE OF CONSTRUCTION**

- 1. NOTIFY THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCE DEPARTMENT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- 2. OBTAIN ALL CITY AND STATE PERMITS PRIOR TO THE START OF CONSTRUCTION.
- 3. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LANDOWNER/DEVELOPER, CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND. REVIEW THE EROSION AND SEDIMENT CONTROL PLANS AND STORMWATER MANAGEMENT PLANS PRIOR TO THE MEETING.
- 4. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION. DELINEATE THE LIMITS OF DISTURBANCE AND INSTALL PERIMETER CONTROLS PER THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLANS INCLUDING SILT FENCE, SUPER SILT FENCE, COMPOST FILTER LOG, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, AND CONCRETE WASHOUT.
- 5. THE CONTRACTOR SHOULD AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST TO REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION
- 7. ONCE THE PERIMETER CONTROL INSPECTION IS APPROVED, IN WRITING, BY A AGENCY CONSTRUCTION SITE REVIEWER, BUILDING PERMITS MAY BE ISSUED AND BULK GRADING MAY BEGIN.
- 8. BULK GRADE AREAS NECESSARY FOR TEMPORARY SEDIMENT BASIN INSTALLATION PER THE APPROVED STORMWATER MANAGEMENT PLANS. NOTIFY THE PERSON RESPONSIBLE FOR STORMWATER MANAGEMENT SYSTEM CONSTRUCTION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE START OF THE STORMWATER MANAGEMENT SYSTEM CONSTRUCTION; STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
- 9. CONTRACTOR TO PERFORM DEMOLITION/ABANDONMENT OF ALL ITEMS APPERTAINING TO THE SITES EXISTING INFRASTRUCTURE. INCLUDING, BUT NOT LIMITED TO, THE EXISTING, SANITARY SEWER MANHOLES, PIPES, AND SEPTIC SYSTEM, FOUNDATION AND STRUCTURES, AND CURBS IN THE AREA OF CONSTRUCTION PER THE APPROVED DEMOLITION PLAN. THESE ITEMS SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH THE EXISTING CONDITIONS AND DEMOLITION PLAN AND/OR STATE OR COUNTY REQUIREMENTS.
- 10. CLEAR AND GRUB AREAS NECESSARY FOR CONSTRUCTION
- 11. BEGIN RETAINING WALL EARTHWORK AND CONSTRUCTION.
- 12. ONCE SITE IS FILLED TO PROPOSED GRADES, INSTALL SEDIMENT TRAP AND REMAINING EROSION AND SEDIMENT
- 13. ESTABLISH TOPSOIL STOCKPILE(S), INCLUDING INSTALLATION OF PERIMETER CONTROLS AND ACCESS POINT, IN ACCORDANCE WITH THE APPROVED PLANS. STABILIZE IMMEDIATELY IF NO WORK IS TO OCCUR WITHIN 14 DAYS AND/OR UPON COMPLETION OF WORK, INSTALL TEMPORARY SEDIMENT TRAP TO ELEVATIONS SHOWN.
- 14. REMOVE SEDIMENT AND RESTORE TEMPORARY SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS REACHED ELEV. --. INSPECT TEMPORARY SEDIMENT TRAP AND REPAIR AS NEEDED AFTER EACH RAIN EVENT.
- 15. ROUGH GRADE REMAINING AREAS AND BEGIN TO PREPARE BUILDING PAD. GENERAL CONTRACTOR MUST REFERENCE GEOTECHNICAL REPORT FOR SUB-SURFACE CONDITIONS AND REQUIRED PREPARATION.
- 16. INSTALL ALL UTILITIES, INCLUDING STORM STRUCTURES AND MAINS, AND WATER LINES. SANITARY SEWERS MUST BE INSTALLED IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS INSPECTIONS AND APPROVED PLANS
- 17. BEGIN BUILDING CONSTRUCTION AS UTILITY STUBS ARE INSTALLED.
- 18. INSTALL CURB AND STONE BASE WITHIN ALL PAVED AREAS
- 19. STABILIZE ANY DISTURBED AREAS.
- 20 NOTIFY THE PERSON RESPONSIBLE FOR STORMWATER SYSTEM CONSTRUCTION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE START OF THE STORMWATER SYSTEM CONSTRUCTION; STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
- 21. CONVERT TEMPORARY SEDIMENT BASIN TO SUBMERGED GRAVEL WETLAND BMP (SEE POST-CONSTRUCTION SITE STORMWATER MANAGEMENT PLANS FOR ADDITIONAL BMP SPECIFIC SEQUENCE OF CONSTRUCTION NOTES, OPERATION AND MAINTENANCE PLAN, AND REQUIRED INFILTRATION CONFIRMATORY TESTING MEASURES).
- 21.1. ANY STANDARD CONSTRUCTION EQUIPMENT USED TO EXCAVATE THE TEMPORARY SEDIMENT TRAP MUST REMAIN ON THE PORTION OF THE TRAP THAT HAS NOT BEEN EXCAVATED TO THE FINAL GRADE NO HEAVY EQUIPMENT SHALL BE USED IN THE BOTTOM OF THE TRAP. LOW GROUND PRESSURE EQUIPMENT MAY BE USED IN THE BOTTOM OF THE TRAP.
- 21.2. FOLLOWING CONSTRUCTION AND STABILIZATION OF THE UPSTREAM AREA, EXCAVATE THE REMAINING MATERIAL TO THE ELEVATION SHOWN ON SHEET C-608. INSTALL ANY RIP-RAP, AND/OR ANY OTHER BASIN FEATURES IN AREAS THAT CANNOT BE REACHED FROM THE SIDE SLOPES OF THE BASIN/TRENCH AS EXCAVATION OCCURS.
- 21.3. FINAL GRADE AND SCARIFY BOTTOM OF THE BMP.
- 21.4. INSTALL PRIMARY OUTLET CONTROL STRUCTURE, EROSION CONTROL MATTING, AND RIP-RAP OUTLET
- 21.5. PROVIDE FINAL SEEDING AND STABILIZATION AS PER SEEDING AND STABILIZATION SCHEDULE. TOPSOIL AND SEED ONLY THE SIDE SLOPES AND EMBANKMENT OF BASIN, BOTTOM OF BASIN/TRENCH SHALL REMAIN UNSEEDED.
- 21.6. POST CONSTRUCTION VERIFICATION DOCUMENTS OF THE SUBMERGED GRAVEL WETLAND BMP MUST BE PREPARED AND SUBMITTED TO THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR HAVING THESE DOCUMENTS PREPARED AND SUBMITTED INCLUDING COORDINATING AND OBTAINING CCR REPORTS, PHOTO DOCUMENTATION, AND CERTIFIED SURVEYING DOCUMENTS AND CHECKLISTS. ALL COSTS ASSOCIATED WITH APPROVAL OF THESE DOCUMENTS ARE INCIDENTAL TO THE
- 22. INSTALL PAVEMENT (EXCLUDING FINAL TOP COAT). HEAVY CONSTRUCTION TRAFFIC SHALL NOT BE ALLOWED TO DRIVE ON THE FINAL PAVEMENT TOP COAT.
- 23. INSTALL LANDSCAPING AND FINAL STABILIZATION OF THE SITE.
- 24. INSTALL FINAL PAVEMENT TOP COAT, AND FINAL GRADE THE REMAINING AREAS OF THE SITE.
- 25. INSTALL ALL REMAINING SITE FEATURES (SIGNING, STRIPING, ETC.).
- 26. PERMANENTLY STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. STAGING AND MATERIALS STORAGE AREA(S) MAY NOT OCCUR IN AREAS THAT HAVE BEEN PERMANENTLY STABILIZED.
- 27. EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED. WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.
- 28. REMOVE ANY REMAINING PERIMETER CONTROLS ASSOCIATED WITH SITE CONSTRUCTION AFTER STABILIZATION IS COMPLETED AND APPROVAL FROM THE EROSION AND SEDIMENT CONTROL INSPECTOR IS OBTAINED.
- 29. THE TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL REQUIRE SUBMISSION AND ACCEPTANCE OF THE POST CONSTRUCTION VERIFICATION DOCUMENTS, INCLUDING FINAL STABILIZATION THROUGHOUT THE SITE, ALL ELEMENTS OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN IMPLEMENTED, AND ACCEPTANCE OF THE FINAL OPERATION AND MAINTENANCE PLAN.
- 30. THE CONTRACTOR SHALL INCLUDE AND BE RESPONSIBLE FOR ALL NECESSARY DEWATERING COSTS AND SHALL BE FAMILIAR WITH THE FINDINGS IN ANY/ALL SUBSURFACE REPORTS INDICATING GROUNDWATER CONDITIONS. DEWATERING COSTS TO BE INDICATED IN THE REPORTS. IF DEWATERING IS USED, IT SHALL BE THROUGH A GEOTEXTILE DEWATERING BAG PER DNREC ESC DETAIL 3.2.12 OR AN APPROVED EQUAL MEASURE.
- 31. THE CONTRACTOR SHALL BE PREPARED AND BUDGET FOR EXPECTED WEATHER CONDITIONS DURING CONSTRUCTION AND SHALL TAKE NECESSARY PRECAUTIONS, AND INCLUDE IN CONTRACT PRICE, TO SAFEGUARD THE SITE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO: WINTERIZATION OF UTILITY SERVICES/CONNECTIONS; WINTERIZATION OF BUILDINGS AND SITE FEATURES; PROPER ASPHALT/CONCRETE ADDITIVES IN EXTREME TEMPERATURES; DUST CONTROL IN DROUGHT CONDITIONS; AND INCREASED/SECURED STABILIZATION AND PERIMETER CONTROLS DURING HEAVY
- 32. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION AND UTILITY INSTALLATION.



**REVISIONS** REV DATE COMMENT





NOT APPROVED FOR

It's fast. It's free. It's the law.

CONSTRUCTION

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC</u> <u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: **CHECKED BY:** 

**PRELIMINARY** MINOR LAND

CAD I.D.:

**DEVELOPMENT** 

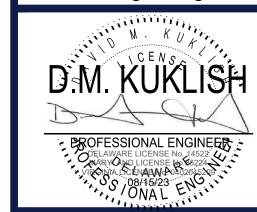


PROPOSED DEVELOPMENT

1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY TM: 18-046.00-024



18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 Fax: (302) 703-3173 BohlerEngineering.com



CONSTRUCTION SITE **DETAILS AND NOTES** 

C-608

## Standard Detail & Specifications Topsoiling

1. Site Preparation (Where Topsoil is to be added)

**Construction Notes:** 

shall be maintained.



## Standard Detail & Specifications Topsoiling

Note: When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways and sediment basins.

a. Grading - Grades on the areas to be topsoiled which have been previously established

b. Liming - Where the topsoil is either highly acid or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet). Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

c. Tilling - After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by discing or by scarifying to a depth of a least 3 inches to permit bonding of the topsoil to the subsoil. Pack by passing a bulldozer up and down over the entire surface area of the slope to create horizontal erosion check slots to prevent topsoil from sliding down the slope.

### 2. Topsoil Material and Application

Note: Topsoil salvaged from the existing site may often be used but it should meet the same standards as set forth in these specifications. The depth of topsoil to be salvaged shall be no more than the depth described as a representative profile for that particular soil type as described in the soil survey published by USDA-SCS in cooperation with Delaware Agricultural Experimental Station.

Source:	Symbol:	Detail No.
		DE-ESC-3.4.1
<b>USDA - NRCS</b>		Sheet 1 of 2
		Effective FEB 2019

### Standard Detail & Specifications Standard Detail & Specifications Vegetative Stabilization Mulching

### **Construction Notes:**

## Site Preparation

- a. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins.
- Final grading and shaping is not necessary for temporary seedings.

## Seedbed Preparation

It is important to prepare a good seedbed to insure the success of establishing vegetation. The seedbed should be well prepared, loose, uniform, and free of large clods, rocks, and other objectionable material. The soil surface should not be compacted or crusted.

## Soil Amendments

- a. Lime Apply liming materials based on the recommendations of a soil test in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply dolomitic limestone at the rate of 1 to 2 tons per acre. Apply limestone uniformly and incorporate into the top 4 to 6 inches of soil.
- b. Fertilizer Apply fertilizer based on the recommendations of a soil test in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply a formulation of 10-10-10 at the rate of 600 pounds per acre. Apply fertilizer uniformly and incorporate

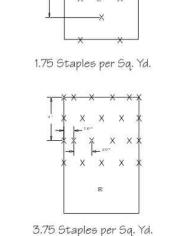
- a. For temporary stabilization, select a mixture from Sheet 1 . For a permanent stabilization, select a mixture from Sheet 2 or Sheet 3 depending on the conditions. Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.
- b. Apply seed uniformly with a broadcast seeder, drill, cultipacker seeder or hydroseeder. All seed will be applied at the recommended rate and planting depth.
- c. Seed that has been broadcast should be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be done immediately and without interruption.

## Mulching

All mulching shall be done in accordance with detail **DE-ESC-3.4.5**.

Delaware ESC Handbook	DE-ESC-3.4.3 Sheet 4 of 4 Effective FEB 2019
Delamage	

## 0.7 Staples per Sq. Yd. 1.2 Staples per Sq. Yd. <del>-</del>\*\* × × : X c X



not be used as a substitute for manufacturer's recommendations.

3.5 Staples per Sq. Yd.

NOTE: These patterns are provided

for general guidance only. They shall

Standard Detail & Specifications

Stabilization Matting - Slope

Adapted from North American Green, Inc.

Stapling Patterns

DE-ESC-3.4.6.1 Sheet 2 of 2 Effective FEB 2019

### Construction Notes (cont.)

a. Materials - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragment, gravel, sticks, roots, trash or other extraneous materials larger than 1-1/2 inches in diameter. Topsoil must be free of plants or plant parts of bermudagrass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistles, or others as specified. All topsoil shall be tested by a reputable laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0 lime shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used.

Note: No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed to permit dissipation of toxic

b. Grading - The topsoil shall be uniformly distributed and compacted to a minimum of four (4) inches. Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Note:Topsoil substitutes or amendments as approved by a qualified agronomist or soil scientist, may be used in lieu of natural topsoil. Compost material used to improve the percentage of organic matter shall be provided by a certified supplier.

Compost amendments that are intended to meet specific post-construction stormwater management goals shall further meet the requirements of Appendix 3.06.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 14.0 Soil Amendments.

Source:	Symbol:	Detail No.
		DE-ESC-3.4.1
USDA - NRCS		Sheet 2 of 2
		Effective FEB 2019



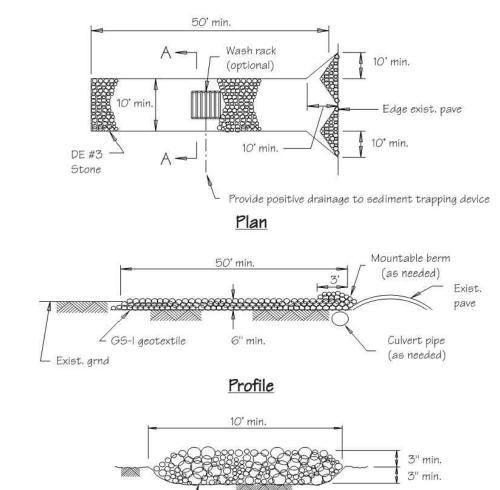
### . Materials and Amounts

- a. Straw-Straw shall be unrotted small grain straw applied at the rate of 1-1/2 to 2 tons per acre, or 70 to 90 pounds (two bales) per 1,000 square feet. Mulch materials shall be relatively free of weeds and shall be free of noxious weeds such as; thistles, Johnsongrass, and quackgrass. Spread mulch uniformly by hand or mechanically. For uniform distribution of hand spread mulch, divide area into approximately 1,000 square feet sections and place 70-90 pounds (two bales) of mulch in each section.
- b. Wood chips Apply at the rate of approximately 6 tons per acre or 275 pounds per 1,000 square feet when available and when feasible. These are particularly well suited for utility and road rights-of-way. If wood chips are used, increase the application rate of nitrogen fertilizer by 20 pounds of N per acre (200 pounds of 10-10-10 or 66 pounds of 30-0-0 per acre).
- . Hydraulically applied mulch The following conditions apply to hydraulically applied mulch: Definitions:
  - a. Wood fiber mulch shall consist of specially prepared wood that has been processed to a uniform state, is packaged for sale as a hydraulic mulch for use with hydraulic seeding equipment, and consists of a minimum of 70% virgin or recycled wood fiber combined with
  - b. Blended fiber mulch shall consist of any hydraulic mulch that contains greater than 30% paper fiber. The paper component must consist of specially prepared paper that has been processed to a uniform fibrous state and is packaged for sale as a hydraulic mulch for use with hydraulic A bonded fiber matrix (BFM) consists of long strand, specially prepared wood fibers that have
  - been processed to a uniform state held together by a water resistant bonding agent. BFMs shall contain no paper (cellulose) mulch but may contain small percentages of synthetic fibers to enhance performance. d. Refer to Figure 3.4.5a for conditions and limitations of use for each of the above categories of
- ii. All components of the hydraulically applied mulches shall be pre-packaged by the manufacturer to assure material performance. Field mixing of the mulch components is acceptable, but must be done
- per manufacturers recommendations to ensure the proper results. iii. Hydraulic mulches shall be applied with a viable seed and at manufacturer's recommended rates. Increased rates may be necessary based on site conditions.
- iv. Hydraulically applied mulches and additives shall be mixed according to manufacturers
- iv. Materials within this category shall only be used when hydraulically applied mulch has been specified for use on the approved Sediment and Stormwater Plan, or supplemental approval from the plan approval agency has been obtained in writing for a specific area.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		<b>DE-ESC-3.4.5</b> Sheet 1 of 3
& Filtrexx™ International		Effective FEB 2019

## Standard Detail & Specifications Stabilized Construct. Entrance





Section A-A (Std.)

Type GS-1 geotextile fabric -

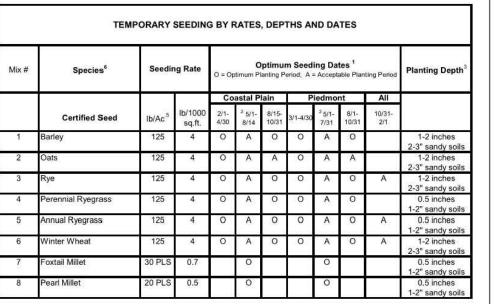
Adapted from

VA ESC Handbook

SCE

DE-ESC-3.4.7 Sheet 1 of 2 Effective FEB 2019

## Standard Detail & Specifications Vegetative Stabilization



- 1. Winter seeding requires 3 tons per acre of straw mulch for proper stabilization. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
- Applicable on slopes 3:1 or less. 4. Fifty pounds per acre of Annual Lespedeza may be added to 1/2 the seeding rate of any of the above species.
- 5. Use varieties currently recommended for Delaware. Contact a County Extension Office for information. 6. Warm season grasses such as Millet or Weeping Lovegrass may be used between 5/1 and 9/1 if desired. Seed at 3-5 lbs. per acre. Good on low fertility and acid areas. Seed after frost through summer at a depth of 0.5".
- NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		DE-ESC-3.4.3
		Sheet 1 of 4
		Effective FEB 2019

## Standard Detail & Specifications Mulching

- a. Apply product to geotechnically stable slopes that have been designed and constructed to divert runoff away from the face of the slope.
- b. Do not apply to saturated soils, or if precipitation is anticipated within 24-48 hours. c. During the spring (March 1 to May 31) and fall (September 1 to November 30) seasons, hydraulic mulches may be applied in a one-step process where all components are mixed together in single-tank loads. It is recommended that the product be applied from opposing directions to

achieve optimum soil coverage.

- d. During the summer (June 1 to August 31) and winter (December 1 to February 28) seasons, the following two-step process is required: Step One- Mix and apply seed and soil amendments with a small amount of mulch for visual meterina
- Step Two Mix and apply mulch at manufacturers recommended rates over freshly seeded surfaces. Apply from opposing directions to achieve optimum soil coverage. e. Minimum curing temperature is 40°F (4°C). The best results and more rapid curing are achieved at temperatures exceeding 60°F (15°C). Curing times may be accelerated in high temperature, low humidity conditions on dry soils.
- vi. Recommended application rates are for informational purposes only. Conformance with this standard and specification shall be performance-based and requires 100% soil coverage. Any areas with bare soil showing shall be top dressed until full coverage is achieved. Compost blanket (CB) - Loosely applied with a pneumatic blower so that a 1" compost blanket uniformly covers
- the soil with 100% coverage. This application can be used with seed to promote germination by applying the approved seed mix directly into the loosely blown compost. The compost blanket performs best on slopes less than 2:1 and requires no mulch anchoring.
- by one of the following methods, depending upon size of area, erosion hazard, and cost a. Crimping - A crimper is a tractor drawn implement designed to punch and anchor mulch into the top two (2) inches of soil. This practice affords maximum erosion control but is limited to flatter slopes where equipment can operate safely. On sloping land, crimping should be done on the contour whenever
- Tracking Tracking is the process of cutting mulch (usually straw) into the soil using a bulldozer or other equipment that runs on cleated tracks. Tracking is used primarily on slopes 3:1 or steeper and should be done up and down the slope with cleat marks running across the slope.
- Liquid mulch binders Applications of liquid mulch binders should be heavier at edges, in valleys, and at crests of banks and other areas where the mulch will be moved by wind or water. All other areas should have a uniform application of binder. The use of synthetic binders is the preferred method of mulch binding and should be applied at the rates recommended by the manufacturer. Paper fiber - The fiber binder shall be applied at a net dry weight of 750 lbs/ac. The wood cellulose fiber
- shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per Nettings - Synthetic or organic nettings may be used to secure straw mulch. Install and secure according to the manufacturers recommendations

urce:	Symbol:	Detail No.
Delaware ESC Handbook	5	<b>DE-ESC-3.4.5</b> Sheet 2 of 3
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# Standard Detail & Specifications

## Stabilized Construct. Entrance Equipment wheel track + 2' Metal bars set in reinforced conc. — Provide space for drainage (traffic bearing grates, timber mats or

## Section A-A (Opt.)

## Stone size - Use DE #3 stone.

**Construction Notes:** 

Adapted from

VA ESC Handbook

other approved equiv. may be substituted)

- Length As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- 3. Thickness Not less than size (6) inches.
- 4. Width Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs. 5. <u>Geotextile</u> - Type GS-I; placed over the entire area prior to placing of stone.
- . <u>Surface Water</u> All surface water flowing or diverted toward construction entrances shall be piped across
- the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment
- Washing Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-ofway. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

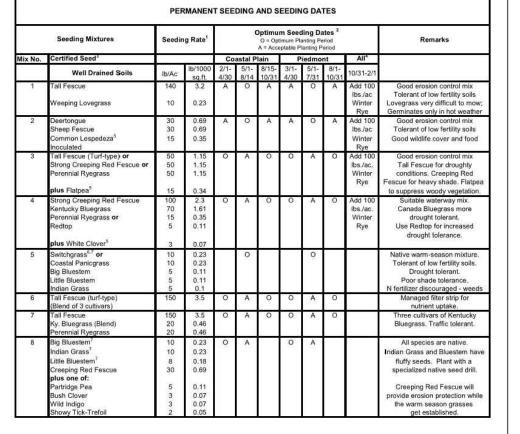
spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

. <u>Inspection</u> - Periodic inspection and needed maintenance shall be provided after each rain. DE ECC 0 47

SCE

DE-ESC-3.4.7	
Sheet 2 of 2	
Effective FEB 2019	

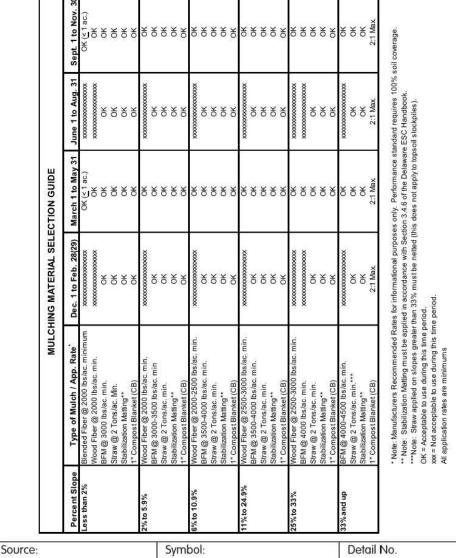
## Standard Detail & Specifications Vegetative Stabilization



NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.	
Delaware ESC Handbook		DE-ESC-3.4.3	
		Sheet 2 of 4	
		Effective FEB 2019	

## Standard Detail & Specifications Mulching



Delaware ESC Handbook & Filtrexx™ International

## Standard Detail & Specifications **Dust Control**

DE-ESC-3.4.5

Sheet 3 of 3

Effective FEB 2019

## Temporary Methods:

- Mulches See DE-ESC-3.4.5, Standard Detail and Specifications for Mulching. Vegetative cover - See DE-ESC-3.4.3, Std. Detail and Specifications for Vegetative Stabilization.
- Adhesives Use on mineral soils only (not effective on muck soils). Keep traffic off these areas. The following table may be used for general guidance.

Type of	Water	Type of	Apply
<u>Emulsion</u>	<u>Dilution</u>	Nozzle	Gal/Ac.
Latex emulsion	12.5:1	Fine spray	235
Resin-in-water emulsion	4.1	Fine spray	300
Acrylic emulsion (non-trafffic)	7:1	Coarse spray	450
Acrylic emulsion (traffic)	3.5:1	Coarse spray	350

Tillage - For emergency temporary treatment, scarify the soil surface to prevent or reduce the amount of blowing dust until a more appropriate solution can be implemented. Begin the tillage operation on the windward side of the site using a chisel-type plow for best results.

Calcium Chloride - Apply as flakes or granular material with a spreader at a rate that will keep

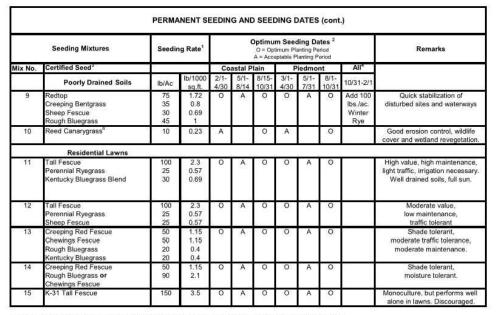
- 5. Sprinkling Sprinkle site with water until the surface is moist . Repeat as needed.
- the soil surface moist. Re-apply as necessary. Barriers - Place barriers such as soild board fences, snow fences, hay bales, etc. at right angles to the prevailing air currents at intervals of approx. 10X their height.
- Vegetative cover See DE-ESC-3.4.3, Std. Detail and Specifications for Vegetative Stabilization Stone - Apply layer of crushed stone or coarse gravel to protect soil surface.

Source:	Symbol:	Delaii No.
Adapted from		DE-ESC-3.4.8
VA ESC Handbook	k	Sheet 1 of 1
		Effective FEB 2019

Dotail No

## Standard Detail & Specifications Vegetative Stabilization





1. When hydroseeding is the chosen method of application, the total rate of seed should be increased by 25%.
2. Winter seeding requires 3 tons per acre of straw mulch. Planting dates listed above are average for Delaware. These dates may require adjustment reflect local conditions.

3. All seed shall meet the minimum purity and minimum germination percentages recommended by the Delaware Department of Agriculture. The maximum % of weed seeds shall be in accordance with Section 1, Chapter 24, Title 3 of the Delaware Code.

4. Cool season species may be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.

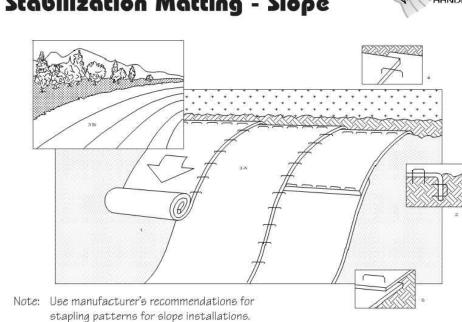
. Varm season grasses require a soil temperature of at least 50 degrees in order to germinate, and will remain dormant until then.

NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

İ	Source:	Symbol:	Detail No.
	Delaware ESC Handbook		DE-ESC-3.4.3
			Sheet 3 of 4
9			Effective FEB 2019

## Standard Detail & Specifications Stabilization Matting - Slope

Warm season grass mix and Reed Canary Grass cannot be mowed more than 4 times per year,



## **Construction Notes:**

- 1. Prepare soil before installing matting, including application of lime, fertilizer, and seed.
- 2. Begin at the top of the slope by anchoring the mat in a 6" deep X 6" wide trench. Backfill and compact trench after stapling.
- 3. Roll the mats (A) down or (B) horizontally across the slope.

Standard Detail & Specifications

Concrete Washout

- 4. The edges of parrallel mats must be stapled with approx. 2" overlap.
- 5. When mats must be spliced down the slope, place mats end over end (shingle style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

	A -l
	Adapted from
North	American Green, Inc.

Width, w

Depth. d

polyethylene liner

Adapted from

Criteria Manual, Vol 3

olorado Urban Storm Drainage



Berm required on al

access drive location

Section A-A

Compacted Berm with liner

liner overtop with a

sandbag or concrete

Alternate Liner Option

block anchor

DE-ESC-3.4.6.1 Sheet 1 of 2 Effective FEB 2019

Concrete Washout Sign

Access drive to be paved or

meet material specifications

- Paved or grave

connect to

DE-ESC-3.6.2

Sheet 1 of 2

Effective FEB 2019

Note: Prefabricated concrete

washout option not shown.

Detail No

solid surface

access drive to

of a Stabilized Construction

Connect to paved

or gravel surface

compacted earth

TM: 18-046.00-024 **BOHLER** 

**REVISIONS** 

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CONSTRUCTION

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC'</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

**PRELIMINARY** 

MINOR LAND

**DEVELOPMENT** 

PLAN

PROPOSED

DEVELOPMENT 1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713

NEW CASTLE COUNTY

PROJECT No.:

**CHECKED BY:** 

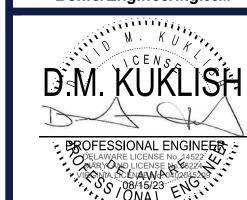
DRAWN BY:

CAD I.D.

COMMENT

REV DATE





SHEET TITLE:

**CONSTRUCTION** SITE **DETAILS** 

C-609



concrete blocks to hold in place.

## Standard Detail & Specifications Concrete Washout

## **Construction Notes:**

- Locate washout area a minimum of 50 feet from open channels, stormdrain inlets, wetlands or
- 2. Locate washout area so that it is accessible to concrete equipment (service with a minimum 10 foot wide gravel accessway), but so it is not in a highly active construction area causing accidental
- 3. Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4mil polyethylene plastic liner. Minimum dimensions for constructed concrete washout areas are 6 feet by 6 feet by 3 feet deep, with a minimum 10mil polyethylene liner, 2:1 side slopes, and a 1 foot high by 1 foot wide compacted fill berm.
- 4. The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. For excavated washouts, anchor the liner underneath the berm or overtop with sandbags or
- 5. Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to its location.
- 6. Allow washed out concrete mixture to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
- . Apply a new liner before reusing the station for additional washouts after maintenance has

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	cw	DE-ESC-3.6.2 Sheet 2 of 2 Effective FEB 2019

## Standard Detail & Specifications Soil Stockpile

DATA

Max. height (H)

Plan

Max. height 20'

(10' on residential lot)

unless local requirements more restrictive

Adapted from

Colorado Urban Storm Drainage

Criteria Manual, Vol 3



3' separation (min.)

— Perimeter control

(i.e, silt fence)

Stabilize per Temporary Stabilization specifications

└ Install perimeter control per specification

DE-ESC-3.7.3

Effective FEB 2019

Sheet 1 of 2

Section A-A

Stockpile entrance to be located on upslope side

**Construction Notes:** 

perimeter device.

Adapted from

Colorado Urban Storm Drainage

Criteria Manual, Vol 3

erosion and sediment control measure.

vegetation dies or erosion results.

## Standard Detail & Specifications

I. Locate stockpiles so that they are 50 feet from any storm drain inlet, open channel, wetland

or waterbody. Redirect any concentrated flow around the stockpile using an approved

2. Secure the perimeter of the stockpile with an approved erosion and sediment control

3. If stockpile is to remain inactive for more than 14 calendar days, the stockpile must be

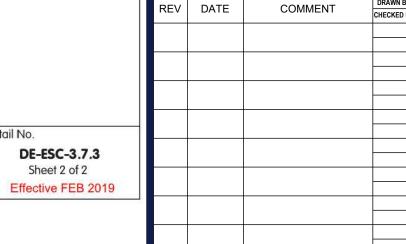
last the duration of the stockpile; the stockpile shall be restabilized if the temporary

vegetated. Follow the temporary vegetation specifications. The vegetation chosen shall

## Soil Stockpile



## **REVISIONS**





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## NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: 08/15/23 CNDS - 0

> PRELIMINARY **MINOR LAND DEVELOPMENT** PLAN FOR —



PROPOSED DEVELOPMENT

1110 S. COLLEGE AVE. CITY OF NEWARK, DE 19713 NEW CASTLE COUNTY TM: 18-046.00-024

## BOHLER/

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## CONSTRUCTION SITE **DETAILS**

C-610